

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.

City of Evansville **Historic Preservation Commission**
Regular Meeting
Wednesday, March 17, 2021, 6:00 p.m.

Due to recommended social distancing in response to COVID-19, this meeting is being held virtually to ensure the safety of commission members and members of the public. To participate via video, go to this website: meet.google.com/amx-jnqp-vqu. To participate via phone, call this number: 1 323-886-1792 and enter PIN: 691 131 856# when prompted

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the February 17, 2021 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
7. Action Items.
 - A. 113 E Main – Porch and Stair Repairs (HPC-2020-47)
 - B. 26 Garfield – Porch Replacement (HPC-2020-52)
 - C. 24 E Main – Roof and Porch (HPC-2021-05)
 - D. 29 W Liberty – Fence and Pool (HPC-2021-07)
 - E. 419 S First – Siding (HPC-2021-08)
 - F. Motion to Approve 2020 Annual Report, 2021-2022 Meeting Schedule, and 2021 Annual Letter
8. Discussion Items
 - A. 100 College Drive – Windows (HPC-2021-03)
 - B. 14 N Madison – Window Replacement (HPC-2021-02)
 - C. 20 Mill Street – Demolition Updates
 - D. New Member Interest Form
9. Report of the Community Development Director.
 - A. Staff Issued Certificates of Appropriateness
 - i. 125 Grove – Roof (HPC-2021-06)
10. Correspondence, Comments or Concerns

11. Next Meeting Date: *April 21, 2021 at 6pm, and May 19, 2021.*

12. Motion to Adjourn.

-Dan Stephans, Chair of Historic Preservation Committee

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

**City of Evansville Historic Preservation Commission
Regular Meeting / Virtual
Wednesday February 17, 2021 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:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant Ry Thompson, Citizen
Vice-chair Steve Culbertson	P	Andy Gorman, Applicant
Gene Lewis	P	Jackson Pellet, Applicant Casey Miller, Applicant
VACANT	A	
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda. by Culbertson, seconded by Koser. Approved unanimously.

4. Motion to waive the reading of the minutes from the January 20, 2020 meeting and approve them as printed by Culbertson, seconded by Christens. Approved unanimously.

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

6. Citizen appearances and Public Presentations.

A. 104 Garfield- Ry Thompson was inquiring on information needed to send in application regarding installing Solar Panels. Commission discussed important information would include a site plan and street elevation(s) identifying the layout of the panels and copy of contractual bid.

7. Applications- Action Items:

A. 8 W Main – New Wall Sign (SIGN-2021-02)

Applicant Andy Gorman explained the project involved removing the awning, painting the awning area to match the existing façade, and placing the sign where the awning was. **Motion to accept the application finding the proposal meets the criteria outlined in the decision by Koser, seconded by Lewis. Approved unanimously.**

B. 32 W Main – Screen Door (HPC-2021-04)

Applicant not present. Application contained Product Detail sheet from ABC Supply Co. The storm door will be the same size as existing. **Motion to accept the application**

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finding the proposal meets the criteria outlined in the decision by Culbertson, seconded “by Christens. Approved unanimously.

C. 111 W Main – Doors (HPC-2020-01)

Applicant not present. Application contained Product Detail sheet. The rear wood storm door will be replaced with Provia aluminum door with glass. **Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Koser. Approved unanimously.**

8. New Business: Discussion Items:

A. 113 E Main – Porch and Stair Repairs (HPC-2020-47)

Applicant not present. Application is under “City Enforcement Action”. Commission reviewed application with questions regarding roof over front porch and cattle panels. Sergeant to inquire for more details.

B. 26 Garfield – Porch Replacement (HPC-2020-52)

Applicant not present. Commission reviewed application and stated the need for site plan and elevations of the SW corner identifying roof details for attaching front porch.

C. 14 N Madison – Window Replacement (HPC-2021-02)

Jackson Pellet of Waunakee Remodeling present. Commission discussed with applicant the history of the 2004 TIF distributed to owner with specific condition attached. Replacement of Historic Windows are to historic window openings. Commission relayed Building and Improvement Grant, \$3000 minimum, 40% grant coverage, and 2 grants issued per year.

D. 100 College Drive – Windows (HPC-2021-03)

Applicant not present. Commission reviewed application. Historic Window replacement does not have enough detail to insure clarity of the proposed project.

E. 419 S First – Siding (HPC-2020-32)

Casey Miller Applicant was asking to use a 5” Dutch Lap Vinyl, wood grain appearance on the 3 sides of the carriage barn. This would match the 5” wood lap on the front of the barn. He can not find smooth finish vinyl. Commission directed applicant to revise the application to bring forward to Commission’s next meeting.

F. 2020 Annual Report

Reviewed by Commission.

G. 20 Mill Street – Demolition Questions

Applicant not present. Applicant needs to provide professional advisement to justify the demolition of the building. Building a new building requires site plans and elevations of replacement to be of similar size and mass.

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9. Report of the Community Development Director.

Sergeant reported that the City Council had drafted an ordinance allowing Historic District Carriage Barns to be renovated into Accessory Dwellings. Also an updated ordinance now includes the front porch of a home in the set back footage.

10. Correspondence, Comments and Concerns. Any citizens wishing to be considered joining HPC as a Commission member may submit a letter to Jason Sergeant stating the interest, qualifications, etc. Sergeant will forward onto the Mayor.

11. Next Meeting Date: March 17, 2021 at 6 p.m., *Virtual Meeting*

12. Motion to Adjourn by Koser, seconded by Doerfer. Approved unanimously.

7A



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

Initiated by City Enforcement Action

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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Jim Schoenenberger</i>	<i>113 E Main St.</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>312 W Liberty St</i>	The following information is available on the property's tax bill:
	<i>Evansville</i>	
	Applicant Phone: <i>882-5494</i>	Parcel Tax ID Number: 222 <i>001120</i>
	Applicant Email: <i>schoeny32@aol.com</i>	Parcel Number: 6-27- <i>120</i>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: <i>Betty Schoenenberger</i>	
	Owner Address: <i>N 96076 Attica Rd</i>	Historic Property Name: <i>None</i>
<i>Albany, WI</i>		
Owner Phone: <i>862-3059</i>	AHI Number: <i>85240</i>	
Owner Email:	Contributing: <input checked="" type="radio"/> Y <input type="radio"/> N	

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):

- 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 If Section 3B applies, evidence of un-reparability
- o Site plan (if applicable)
- o 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: *Betty J. Schoenenberger* DATE: *12/16/20*
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 checked="" type="checkbox"/> Exterior windows and doors	<input checked="" 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 checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <i>matches existing</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 checked="" 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 checked="" type="checkbox"/> Decking <i>match existing</i>
<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"/> Other: _____
<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"/> Other: _____
<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 checked="" 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 checked="" type="checkbox"/> <i>steps front & back cover stairwell match existing</i>

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><i>New doors will match existing doors New deck and steps match existing New steps in rear match existing Stair cover match existing one.</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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><i>no</i></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>

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><i>no</i></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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
<p>4C Have you submitted this project for state or federal tax credits?</p>	

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

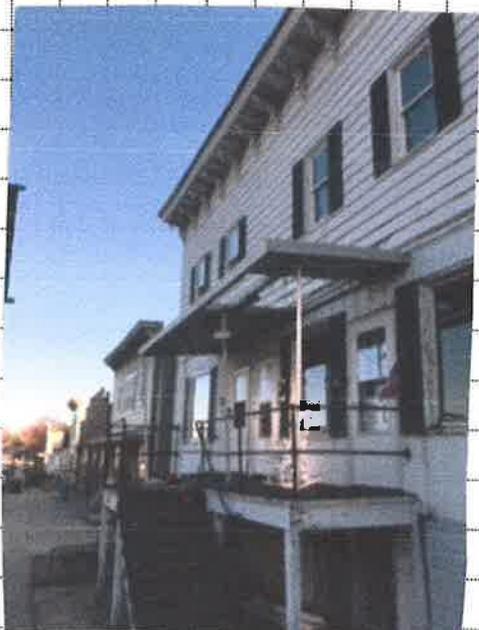


Existing



Existing

2 new doors new doors will match existing



Existing

roof has hole needs replacement, new will match existing

EXHIBIT: _____

New doors will be similar to
this one that is on building now.

HPC-2020-47



Stairway to be covered same
as existing stairway HPC-2020-47





New steps and wood railing
with cattle panel

HPC-2020-47



New steps and wood railing
with cattle panel

HPC-2020-47





HPC-2020-47



NOTICE TO PERMIT APPLICANTS

Cautionary Statement to Owners Obtaining Building Permits

HPC-2020-47

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654 (2) (a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two- family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608)261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRRule.htm> for details of how to be in compliance

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning the construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

Wetlands Identification web page: <http://dnr.wi.gov/wetlands/locating.htm>

DNR Waterway & Wetland Permits web page: <http://dnr.wi.gov/waterways>

WI Dept. of Natural Resources Service Center Link: <http://dnr.wi.gov/org/caer/cs/servicecenter/ssbycity.htm#milwaukee>

Additional Responsibilities for Owners of Projects Disturbing One or More Acre of Soil

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

Signature below indicates receipt and acknowledgement of the contents of this document.

Applicant/Property Owner Name: Jim Schoenberger

Signature: [Signature] Date: 1-13-21

Parcel Number 6 - 27 - 120

Fire Number and Street Address of Project: 113 E Main St.

File Copy

Applicant/Owner Copy



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: 113 E main	Tax ID Number: 222 001120
Historic Property AHI Number: 85240	Parcel Number: 6-27-120

COVID-19 Updates: The Wisconsin Historical Society [hours](#) have changed. See a full list of COVID-19 Closures and Events [HERE](#).

HPC-2020-47

Visit our other Wisconsin Historical Society websites!

Choose a website



- BROWSE ▾
 - ABOUT
 - EVENTS
 - SHOP
 - MEMBERSHIP
- DONATE
 - Q

PROPERTY RECORD

111-113 E MAIN ST

Architecture and History Inventory

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



NAMES ▶

Historic Name:
 Other Name:
 Contributing: **Yes**
 Reference Number: **85240**

PROPERTY LOCATION ▶

Location (Address): **111-113 E MAIN ST**
 County: **Rock**
 City: **Evansville**
 Township/Village:
 Unincorporated Community:
 Town:
 Range:
 Direction:
 Section:

Quarter Section:

Quarter/Quarter Section:

HPC-2020-47

PROPERTY FEATURES ▶

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

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**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES ▶

Additional Information: BUILT BETWEEN 1871 AND 1883 ACCORDING TO BIRD'S EYE VIEWS.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883.

RECORD LOCATION ▶

Wisconsin Architecture and History Inventory, State Historic Preservation Office, 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:

leah.penzkover@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.

PROJECT ADDRESS 113 E. Main St. PERMIT # _____

PROJECT DESCRIPTION: <u>Front and back steps</u> <u>2 new exterior doors</u> <u>Cover stairway front</u>	PARCEL #: <u>6-27-120</u>
	TAX ID #: <u>222 001120</u>



BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT
31 S. Madison St, PO Box 529, Evansville, WI 53536
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Betty Schoenenberger</u>	<u>N 16676 Attica Rd, Albany</u>	<u>862-3059</u>	—
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Angels Exteriors</u>		<u>354-4663</u>	
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 _____ sq.ft. ESTIMATED PROJECT COST \$ 4000⁰⁰

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 Betty Schoenenberger DATE 12/16/20

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 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/



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

HPC-2020-47

1 message

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

Fri, Jan 22, 2021 at 3:55 PM

To: schoeny32@yahoo.com

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>, Community Development Permits <permits@ci.evansville.wi.gov>, Mark Kopp <mkopp@janesvillelaw.com>

Jim,

Thank you for the application. The Historic Preservation Commission (HPC) reviewed it last week and did not take any actions, they identified the following :

- Cattle panel railings are not historically appropriate for the building
- Covering the north lower entrance would not be historically appropriate
- No concern with the proposed door replacements

Additionally, I spoke with Larry Schalk, Building Inspector and got an update on other safety concerns with the front porch. My take-away is the entire front porch structure needs to be completely rebuilt with new foundations, decking, and roof.

Please engage a design professional to draw up plans and elevations that show the front porch work/rebuild in great detail for approval by the historic commission and inspector. Also, take a look at the recent reconstruction of stairs on the southwest corner of Main and Madison, this is an example of the type of railings that have been approved by HPC.

The commission will review HPC-2020-47 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu>

Please submit the revisions to your application outlined above no later than 2/8/21, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

Jason Sergeant**Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285**Fax: (608)-882-2282****Jason.sergeant@ci.evansville.wi.gov**



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

HPC-2020-47

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

Mon, Jan 25, 2021 at 10:59 AM

To: James Schoenenberger <schoeny32@yahoo.com>

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>, Mark Kopp <mkopp@janesvillelaw.com>

Jim,

You are welcome to propose any alternative you see fit, however it's likely the commission will want to see a roof remain. If the roof is proposed to be removed, you would need to address how you intend to re-side, etc to compensate for the removed portions.

-Jason

On Mon, Jan 25, 2021 at 10:54 AM James Schoenenberger <schoeny32@yahoo.com> wrote:

Jason , on the porch plan can i draw it up without roof for the roof was not original to the porch but a metal add on , and that was Larry's suggestion not historic commission

On Monday, January 25, 2021, 10:44:52 AM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Jim,

The best advice is to resubmit per original email.

-J

On Mon, Jan 25, 2021 at 10:39 AM James Schoenenberger <schoeny32@yahoo.com> wrote:

Jason I do not have a problem with not enclosing lower entry way but Larry S wants steps repaired , they are steps that go no where and nobody uses them , and why are modern railings approved they are so boring and cattle panels or corrugated steel would not be approved , can i just go with pipe railings that are on there now and original to building ,

On Monday, January 25, 2021, 10:09:25 AM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Jim,

Thanks for the reply, per state and local rules that apply to 113 E Main, any exterior work needs to be approved by the local Historic Preservation Commission. Only they have the authority to approve anything you propose, not you or myself. The commission stated that the cattle panels are not acceptable, nor is enclosing the lower entryway, please resubmit per the guidelines I outlined in my previous email. Also note the additional concern beyond the aesthetic decisions for the structural integrity of the foundation, support, deck, and roof system of the porches.

Specific to your separate email asking about the rear stairs, cattle panels are also not acceptable there, but take a look at any rear stairway rebuilt on W Main and you will see most are conventional modern railings.

Best - Jason

On Mon, Jan 25, 2021 at 7:52 AM James Schoenenberger <schoeny32@yahoo.com> wrote:

Jason, Victorian spindles are not appropriate for this building i want something that needs no painting , the roof was a add on from 1970 ,I have a budget unless city pays for unneeded expensive upgrades , the stairs are used for nothing and become a place for people walking down town to throw their litter and leaves to gather

On Friday, January 22, 2021, 03:55:41 PM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Jim,

Thank you for the application. The Historic Preservation Commission (HPC) reviewed it last week and did not take any actions, they identified the following :

- Cattle panel railings are not historically appropriate for the building
- Covering the north lower entrance would not be historically appropriate
- No concern with the proposed door replacements

Additionally, I spoke with Larry Schalk, Building Inspector and got an update on other safety concerns with the front porch. My take-away is the entire front porch structure needs to be completely rebuilt with new foundations, decking, and roof.

Please engage a design professional to draw up plans and elevations that show the front porch work/rebuild in great detail for approval by the historic commission and inspector. Also, take a look at the recent reconstruction of stairs on the southwest corner of Main and Madison, this is an example of the type of railings that have been approved by HPC.

The commission will review HPC-2020-47 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu>

Please submit the revisions to your application outlined above no later than 2/8/21, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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--

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31 S. Madison Street

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

HPC-2020-47

James Schoenenberger <schoeny32@yahoo.com>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Fri, Feb 19, 2021 at 10:17 AM

Getting bid this next week , i could see if he can use existing roof or what new roof will cost my designer said new roof 5 thousand minimum , new stairs and railings in back new porch and railings front , either cover cement stair well in front or put new stairs in , there never was a roof on that porch , that is a metal awing , i could check to get bid on metal awing

On Friday, February 19, 2021, 08:51:28 AM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

Applicant,

Thank you for recent communications regarding this project, it is understood you are working towards revising a submittal. The Historic Preservation Commission (HPC) did briefly review the application at the February 18, 2021 Meeting and took no action at this time. They are updating revisions to the application outlined in a previous email, additionally they discussed the front porch and need to see the roof replaced as well as the porch structure:

The commission will discuss HPC-2020-47 again at the next virtual regular meeting on 3/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above no later than March 5, 2021, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

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Jason.sergeant@ci.evansville.wi.gov

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

HPC-2020-47

James Schoenenberger <schoeny32@yahoo.com>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Tue, Mar 2, 2021 at 10:04 AM

Jason the revision had cement stairway covered , but met with Tim Magee last Friday 26th Feb, and he said could cover existing steps with wood , he is working on a bid said it would be a week to 10 days before he had bid back to me , did some research came up with photos around 1963-1964 shows front of apartment building with no roof over porch

On Friday, February 19, 2021, 08:51:28 AM CST, Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:

[Quoted text hidden]

3 attachments



IMG_4270.JPG
385K



IMG_4271.JPG
447K



IMG_4272.JPG
451K





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

113 E Main

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: "AT&T-Service Inc." <mageeconstruction@sbcglobal.net>

Tue, Mar 9, 2021 at 6:50 PM

Tim,

I heard back from the HPC Chair, the consensus is the decking should be wood, but should not be traditional "1x6 decking" with rounded edges and spaces between boards. The building currently has 2x6 or similar tongue and groove. a similar tongue and groove decking should be used.

-Jason

On Tue, Mar 2, 2021 at 12:15 PM AT&T-Service Inc. <mageeconstruction@sbcglobal.net> wrote:

Jason,

I am working on the quote for this and figured turned spindles but need some other direction in regards to what you are looking for.

Looking for what you want for decking - roof ceiling and any other specifics.

Thanks,

Tim

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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

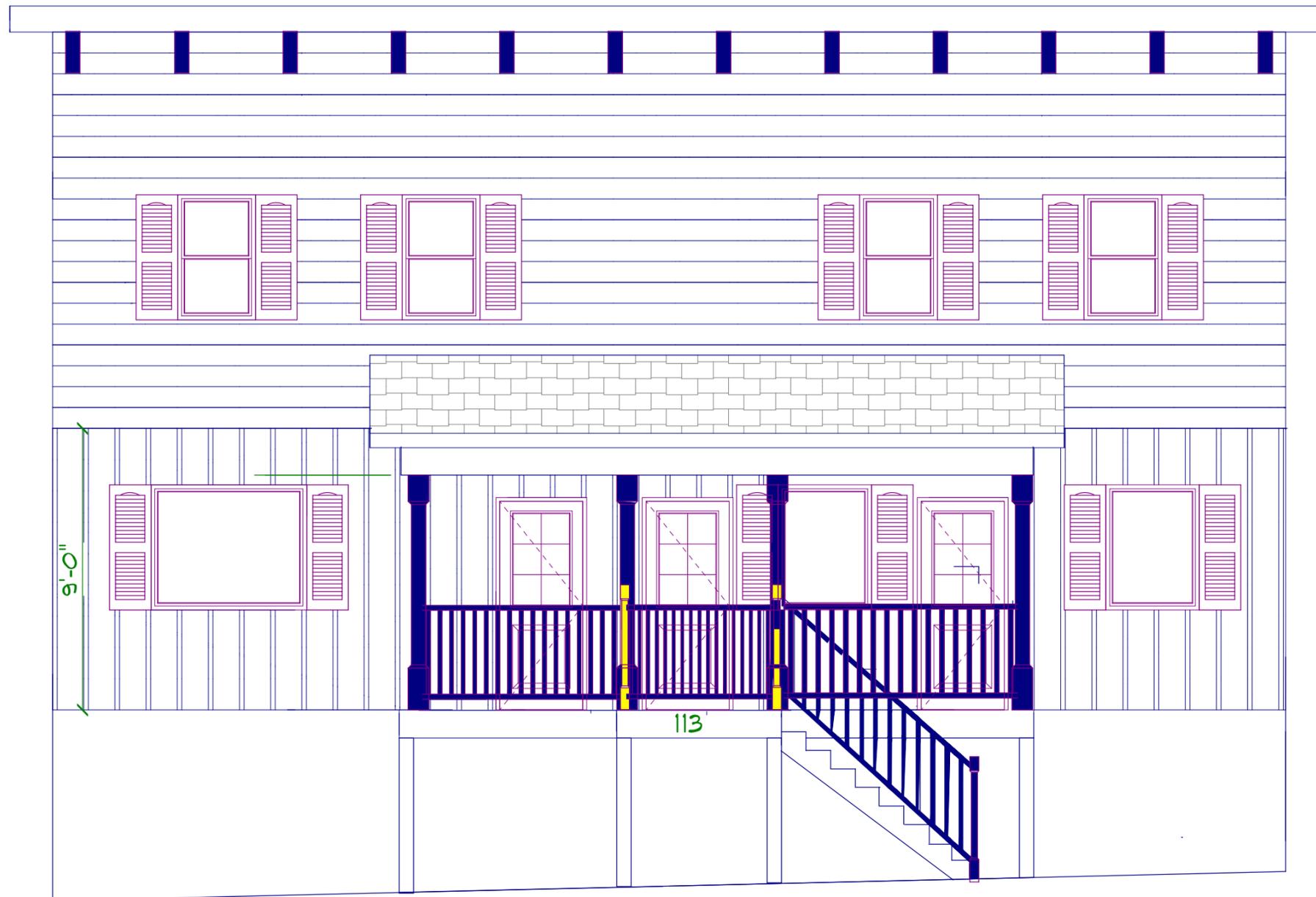
113

AT&T-Service Inc. <mageeconstruction@sbcglobal.net>
Reply-To: "AT&T-Service Inc." <mageeconstruction@sbcglobal.net>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Wed, Mar 10, 2021 at 7:56 AM

I'm checking to see what is available.
I don't know if they do a 2x6 T&G anymore.
May have to go to fir porch flooring instead.

Also did you get my question about the width of the porch allowed if we go the full width of the house on Cherry St?
He preference is to have go that way



7B



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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Cynthia Hovorka</u>	Historic Property Address: <u>26 Garfield Ave</u>
	Applicant Mailing Address: <u>5541 N Eagle Rd</u> <u>Evansville, WI 53536</u>	Evansville, WI 53536 The following information is available on the property's tax bill:
	Applicant Phone: <u>440 382 8270</u>	Parcel Tax ID Number: <u>222 042 009</u>
	Applicant Email: <u>chovorka@hotmail.com</u>	Parcel Number: <u>6-27-516</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
		Historic Property Name: <u>Annie Gibbs House</u>
	Owner Phone:	AHI Number: <u>85061</u>
	Owner Email:	Contributing: Y or N

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):**
 - 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 If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o 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: Cynthia A. Hovorka DATE: 11/30/2020
Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
<div style="font-size: 48pt; font-weight: bold;">2</div>		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.)
FRONT <input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal <input checked="" type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input checked="" 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"/> Other: _____
<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"/> Other: _____
<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 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 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.)
SIDE <input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input checked="" 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"/> Other: _____
<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"/> Other: _____
<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 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"/> _____

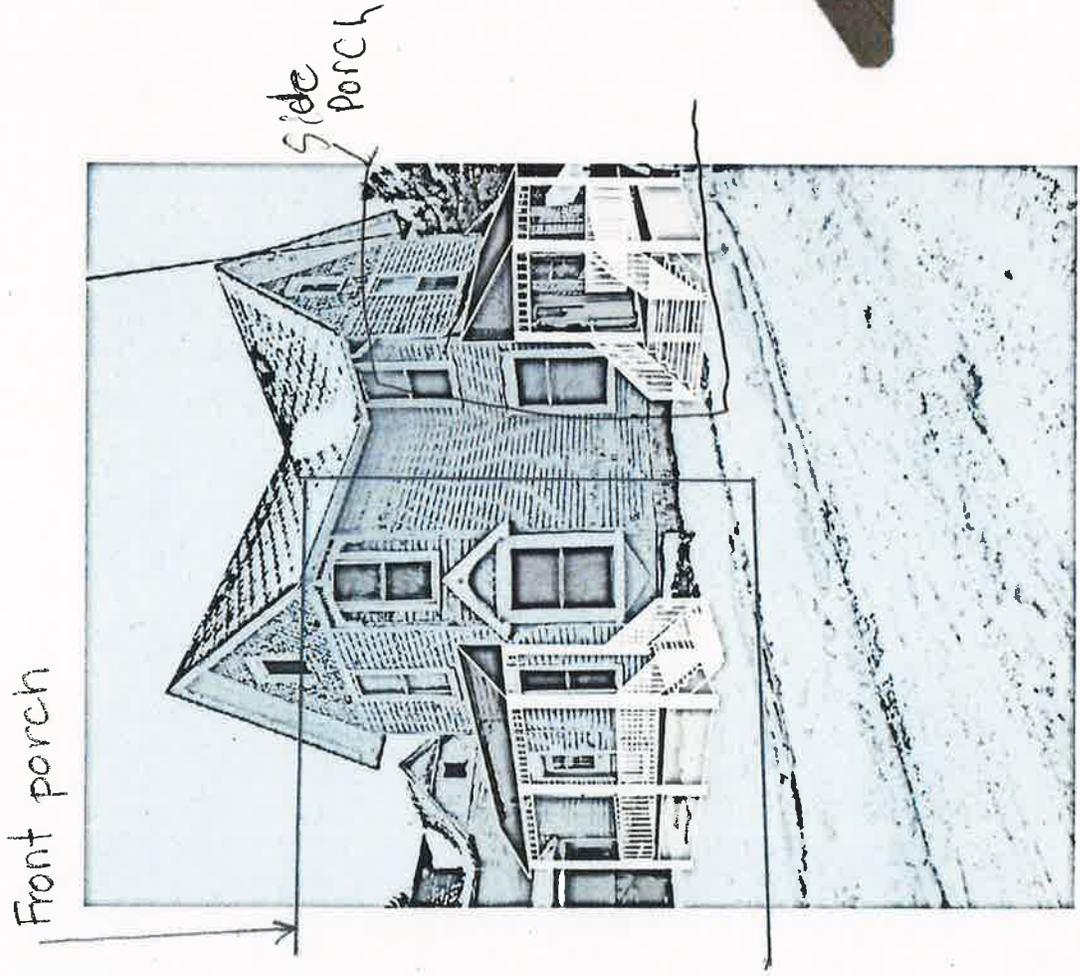
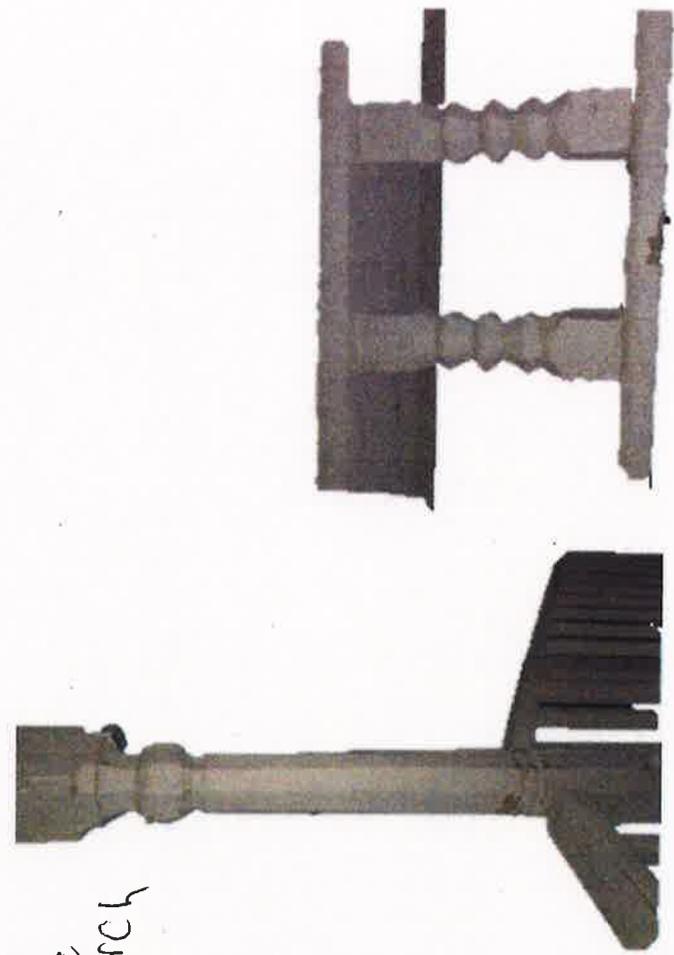
SECTION	PROPOSED WORK SUMMARY
<p>Front Porch</p> <p style="font-size: 2em; text-align: center;">3</p>	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Remove cement step, metal railing Replace with approximately 4'x10' wooden deck, railings, steps to code (riser height, tread depth) wood railing, spandrel, roofing (asphalt shingles)</p>
	<p>Pursuant to State Statute 82.23(7)(em)(2m) replacement materials shall be similar in 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>replacing all materials with wood deck, steps, railing, roof</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>there are no materials that can be replaced at the front entrance.</p>	
<p>Will mimic posts, spandrel, railing on side deck</p>	

SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; text-align: center;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>This will be a marked improvement over current front steps.</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>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>	
<p>Will replace concrete steps with painted wood deck and steps</p>	
<p>ADD roof structure using asphalt shingles</p>	
<p>add posts, railings, spandrel to mimic side porch</p>	
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

SECTION	PROPOSED WORK SUMMARY
<p style="font-size: 2em; margin: 0;">Side porch</p> <p style="font-size: 3em; margin: 20px 0 0 0;">3</p>	<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>repair, paint spandrels, posts, railings remove cement steps and replace with wood decking and steps remove porch roof, replace wood and asphalt shingle</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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? repair NO, see 4A</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>sand, paint</p>	

SECTION	SUPPLEMENTAL QUESTIONS
<p style="font-size: 2em; margin: 0;">Side porch</p> <p style="font-size: 3em; margin: 20px 0 0 0;">4</p>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No - repair current spandrel, posts, railings</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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>repairing current features see photos of spandrel, posts replace concrete steps with painted wood deck, steps</p>
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

26 Garfield Ave.
Front and side porch design
Column and spandrel





2

HPG-2020-52

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least January 3, 2021. [Click here for more information.](#)

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PROPERTY RECORD
26 GARFIELD AVE
Architecture and History Inventory

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NAMES

Historic Name: **ANNIE GIBBS HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85061**

PROPERTY LOCATION

Location (Address): **26 GARFIELD AVE**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

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: **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**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES

Additional Information: .

Bibliographic References: EVANSVILLE TRIBUNE. APRIL 9, 1895.
ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE
PUBLIC LIBRARY.

RECORD LOCATION

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

4



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: 26 Garfield Ave	Tax ID Number: 222 042009
Historic Property AHI Number: 85061	Parcel Number: 6-27-516



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

HPC-2020-52

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Thia Hovorka <chovorka@hotmail.com>
Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Fri, Jan 22, 2021 at 4:30 PM

Thia,

As you know, the Historic Preservation Commission (HPC) reviewed your application last week and did not take any actions, they identified the following :

- A more detailed site plan is needed showing porch locations
- A more detailed elevation drawing is needed of the proposed front porch showing it from the front and west side.

The commission will review HPC-2020-52 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above no later than 2/8/21, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

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Office: (608)-882-2285

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Jason.sergeant@ci.evansville.wi.gov

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

HPC-2020-52

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Thia Hovorka <chovorka@hotmail.com>
Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Thu, Feb 18, 2021 at 4:32 PM

Thia,

The Historic Preservation Commission (HPC) reviewed the recently submitted application at the February 18, 2021 Meeting and took no action at this time. They requested an update the the application with the following :

- A more detailed site plan is needed showing porch locations
- A more detailed elevation drawing is needed of the proposed front porch showing it from the front and west side.

The commission will discuss HPC-2021-02 again at the next virtual regular meeting on 3/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above no later than March 5, 2021, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

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

HPC-2020-52

Thia Hovorka <chovorka@hotmail.com>

Tue, Mar 9, 2021 at 6:48 PM

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

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>, Milana Hovorka <milanahovorka@gmail.com>

Hello Jason,

Attached is the front porch facing east and the drawing from the front of the house. We've been in this house for two years and want to continue to improve the exterior.

If the committee doesn't approve this - I give up.

Thia

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

Sent: Thursday, February 18, 2021 4:32 PM

To: Thia Hovorka <chovorka@hotmail.com>

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Subject: HPC-2020-52

[Quoted text hidden]

2 attachments

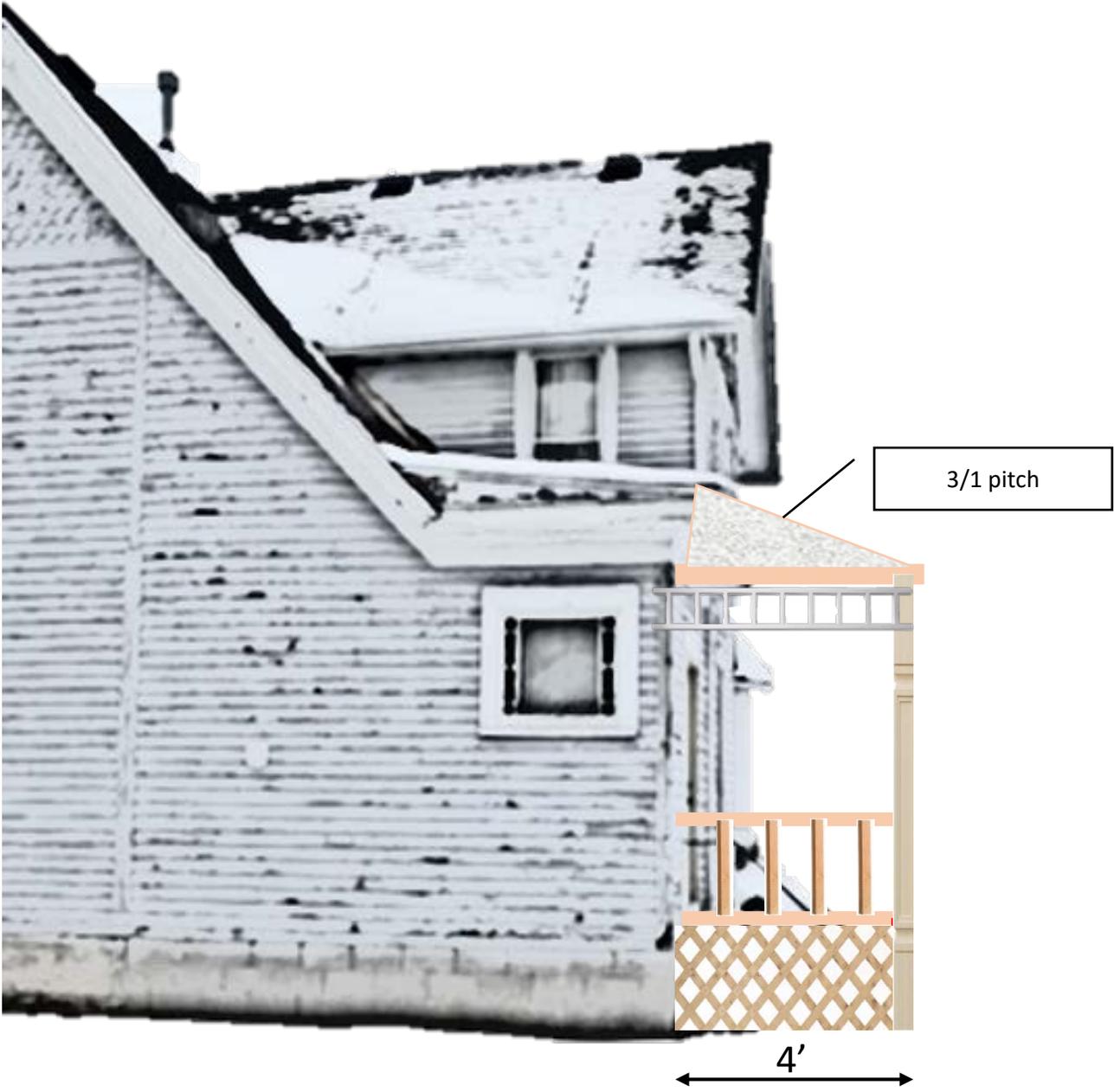


Facing NW - Twin Porches V2.0 (1).jpg
145K



26 Garfield front.facing east.pptx
750K

Hovorka
26 Garfield Ave.







	<p>APPLICATION FOR CERTIFICATE OF APPROPRIATENESS CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p>\$0.00 Application Fee</p>
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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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

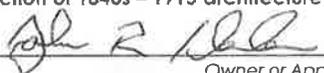
SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<u>JS DECKER, LLC</u>	<u>24 E MAIN ST.</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>143 W. MAIN ST.</u>	The following information is available on the property's tax bill:
	<u>EVANSVILLE, WI 53536</u>	
	Applicant Phone: <u>882-5528</u>	Parcel Tax ID Number: <u>222 001003</u>
	Applicant Email: <u>febdy61@gmail.com</u>	Parcel Number: <u>6-27-4</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	Historic Property Name:
	<u>MAGEE RENTAL BLDG.</u>	
Owner Phone:	AHI Number: <u>85235</u>	
Owner Email:	Contributing <input checked="" type="checkbox"/> or N	

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):**
 - 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 If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o 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: 3/3/2021
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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" 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"/> Other: _____
<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"/> Other: _____
<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 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>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>RUBBER MEMBRANE WILL BE REPLACED IN-KIND. PORTION OF REAR PORCH ABOVE ANNEX WILL BE REMOVED; ENTRY DOOR AND ONE WINDOW ON REAR FACADE WILL EXCHANGE PLACES.</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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? NO.</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>

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>PROPOSED WORK WILL AFFECT ONLY RECENTLY-ADDED FEATURES.</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>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>PROPOSED WORK WILL NOT AFFECT HISTORICALLY-SIGNIFICANT FEATURES.</p> <p>4C Have you submitted this project for state or federal tax credits? NO</p>

PROJECT ADDRESS 24 East Main Street PERMIT # _____

PROJECT DESCRIPTION: Rooring and rear porch alteration	PARCEL #: 222 001 003
	TAX ID #: 6-27-4



BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT
31 S. Madison St, PO Box 529, Evansville, WI 53536
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
JS Decker, LLC, 143 W. Main St.		882-5528	febdg61@gmail.com
CONTRACTOR: __CONST__HVAC__ELEC__PLBG Phillips Contracting	LIC/CERT#/EXP <u>DCQ-041900010</u>	PHONE 608-751-4025	EMAIL phillipscontractin44@gmail.com
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 150 SQ.FT. ESTIMATED PROJECT COST \$ 28,200

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 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE [Signature] DATE 3/3/2021

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.

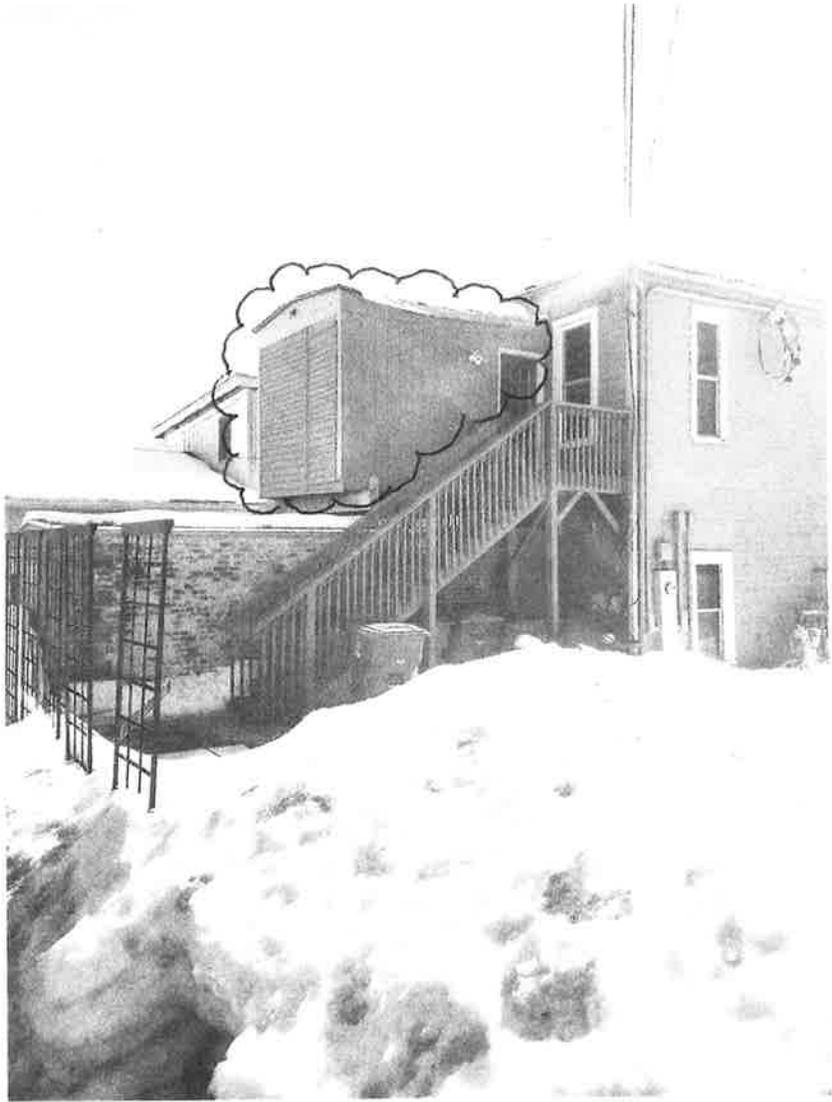
PLOT PLAN MUST INCLUDE : LOT LINES , STREETS AND *EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. * IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY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

PERMIT FEE: \$ 60 CHECK #: _____ DATE: _____

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511



EXH. 1



EXH. 2



EXH. 3



EXH. 4

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 work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work
DESCRIPTION OF ATTACHED PHOTOS	
EXH. 1. VIEW FROM N. W. PORCH TO BE REMOVED IS CLOUDED.	
EXH. 2. VIEW FROM N. N. E. PORCH TO BE REMOVED IS CLOUDED	
EXH. 3. VIEW OF FRAMING SUPPORTING PORCH, SUGGESTING PORCH WAS ADDED AFTER ROOFING WAS APPLIED TO STRUCTURE BENEATH IT.	
EXH. 4. VIEW OF NORTH WALL OF ORIGINAL BUILDING, PIECED-IN SIDING SUGGESTS CURRENT WINDOW REPLACED A DOOR AT THE SAME LOCATION. LANDING DIMENSIONS ARE 5'0" DEEP BY 5'7" WIDE.	
EXHIBIT: _____	



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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>24 E Main</u>	Tax ID Number: 222 <u>001003</u>
Historic Property AHI Number: <u>89235</u>	Parcel Number: 6-27- <u>4</u>



JM EPDM NR 45 MIL

Ethylene Propylene Diene Monomer Membrane

Meets the requirements of ASTM D 4637, Type I

Features and Components

Membrane: Nonreinforced, cured EPDM (ethylene propylene diene monomer).

Fully Extruded: Produces fewer air voids, more uniform thickness and smoother sheets.

Vulcanization Process: Combines two layers of membrane to produce a fully cross-linked monolithic membrane.

Membrane Formulation: Performs in extreme temperature climates and withstands differential movement (elongation).

UV-Stabilization Properties: Offers outstanding ozone and weather resistance delivering one of the longest service lives available.

Technical Expertise: Backed by 30+ years of EPDM experience and installations.



Color

Black

System Compatibility This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Multi-Ply	BUR		APP			SBS		
	HA	CA	CA	HW	HA	CA	HW	SA

Do not use with Multi-Ply systems

Single Ply	TPO		PVC		EPDM		
	MF	FA	MF	FA	MF	FA	BA

Compatible with the selected Single Ply systems above

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened FA = Fully Adhered BA = Ballasted

Energy and the Environment

Property	Value
Reflectivity* (ASTM C 1549)	0.06
Emissivity* (ASTM C 1371)	0.88
Post-consumer Recycled Content	0%
Pre-Consumer Recycled Content	0%

*Test methods for reflectivity and emissivity are LEED[®]- and CRRC[®]-approved.

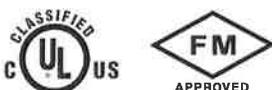
Peak Advantage[®] Guarantee Information

Enhanced guarantees are now available on certain systems for wind and puncture. Consult your local sales representative for more information and for specific guarantee terms and costs.

Product	Guarantee Term
When used in most JM EPDM Systems*	Up to 15 years

*Contact JM Technical Services for specific systems.

Codes and Approvals



Installation/Application



Refer to JM EPDM Application Guides and Detail Drawings for instructions.

Packaging and Dimensions

Roll Size	Roll Coverage
10' x 50' (3.05 m x 15.24 m)	500 ft ² (46.45 m ²)
10' x 100' (3.05 m x 30.48 m)	1000 ft ² (92.9 m ²)
20' x 50' (6.1 m x 15.24 m)	1000 ft ² (92.9 m ²)
20' x 100' (6.1 m x 30.48 m)	2000 ft ² (185.8 m ²)
30' x 100' (9.14 m x 30.48 m)	3000 ft ² (278.71 m ²)
40' x 100' (12.19 m x 30.48 m)	4000 ft ² (371.9 m ²)
Extruded in:	Milan, OH

Refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-5922 or on the Web at www.jm.com/roofing.



JM EPDM NR 45 MIL

Ethylene Propylene Diene Monomer Membrane

Meets the requirements of ASTM D 4637, Type I

Tested Physical Properties

Physical Properties		ASTM Test Method	Standard for ASTM D 4637, Type I	JM EPDM – NR 45 mil
Strength	Tensile Strength (psi)	D 412	> = 1305	1686
	Elongation, Ultimate (%)	D 412	> = 300	451
	Tensile Set (%)	D 412	< = 10	0.4
	Tear Resistance (lbf/in.)	D 624	> = 150	185
	Dynamic Puncture Resistance, 5J, Type I	D 5635	pass	pass
	Static Puncture Resistance, 44.1 lbf, Type I	D 5602	pass	pass
Longevity	Overall Sheet Thickness (in.)	D 751	+/- 10%	pass
	Brittleness Point (°F)	D 2137	< = -49	pass
	Ozone Resistance	D 1149	pass	pass
	Water Absorption (mass %)	D 471	< = 8	0.55
Heat Aged Performance	Heat Aged 670 hrs @ 240°F	D 573		
	Tensile Strength (psi)	D 412	> = 1205	1693
	Elongation, Ultimate (%)	D 412	> = 200	287
	Tear Resistance (lbf/in.)	D 624	> = 125	149
	Linear Dimensional Change (%)	D 1204	< +/- 1	0.4
Weathering Performance	Weathering Resistance, 5040 KJ/(m2-nm) @ 340 nm	D 4637 / G 151 / G 155		
	Visual Inspection	–	pass	pass
	Elongation, Ultimate (%)	D 412	> = 200	449

Refer to the Safety Data Sheet and product label prior to using this product. The Safety Data Sheet is available by calling (800) 922-5922 or on the Web at www.jm.com/roofing.

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, options for accessing our headquarters building have changed. [Click here for more information.](#)



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Architecture and History Inventory

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NAMES

Historic Name: **GEORGE MAGEE RENTAL BUILDING**

Other Name: **THE GROVE LAW BUILDING**

Contributing: **Yes**

Reference Number: **85235**

PROPERTY LOCATION

Location (Address): **24 E MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1885**

Additions:

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Commercial Vernacular**

Structural System:

Wall Material: **Clapboard**

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**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES

Additional Information: "This well-preserved and maintained building, now a law office, was constructed for George Magge as a rental building for retail space. The vacant lot just to the west was the site of the Magee Opera House." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: MONTGOMERY, RUTH ANN. EVANSVILLE
DEVIEW, JANUARY 3, 1996, PP. 7, 10. Evansville Historic Preservation



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

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: Alan Zarecki Kari Zarecki	Historic Property Address: (Same) 29 West Liberty Street
	Applicant Mailing Address: 29 West Liberty Street Evansville, WI 53536	Evansville, WI 53536
	Applicant Phone: (608)228-6201(A)/9388(K)	The following information is available on the property's tax bill: Parcel Tax ID Number: 222 061014 & 06101401
	Applicant Email: azarecki34@yahoo.com (A) kcwinger@gmail.com (K)	Parcel Number: 6-27-706 & 706.1
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: (same)	Historic Property Name: <i>None</i>
	Owner Address: (same)	AHI Number: <i>85081</i>
	Owner Phone: (same)	Contributing: <input checked="" type="checkbox"/> or N
	Owner Email: (same)	

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

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SUBMITTED BY: Alan Zarecki & Kari Zarecki DATE: 3/5/2021
Owner or Applicant Signature

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<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 checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Matching historic materials (wood, stone, etc.)
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<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"/> Other: _____
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<input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input checked="" type="checkbox"/> New modern materials <input checked="" type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

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: All work is being done in the backyard. We are installing a wood fence and gates between 4 or 5 ft near driveway & 6 ft around back. In addition over the next year we will construct a patio around the pool. The fence and patio will match existing materials, however the pool needs to be constructed from new materials for safety.</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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? No. We are not replacing materials. At this time we are not aware that there has ever been a fence surrounding the full property.</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? The fence and patio will not alter any features of our home or garage. The fence is necessary for our home to have a pool.</p> <p> </p> <p> </p> <p> </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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p>We are constructing the fence from wood. All work is done in the back lot of our home. There will be one part at the southwest corner of our home that we are coordinating with our neighbors to finish a partial fence in order to close off our yard. This will be visible from the sidewalk but we'll coordinate with the partial fence already running the majority of the length between our neighbors driveway and the corner of our home.</p> <p> </p> <p> </p> <p> </p> <p>4C Have you submitted this project for state or federal tax credits? No</p>

PROJECT ADDRESS 29 West Liberty Street Evansville, WI 53536 PERMIT # _____

PROJECT DESCRIPTION: Fence around backyard Pool in backyard Backyard patio	PARCEL #: 6-27-706 & 6-27-706.1
	TAX ID #: 222 061014 & 222 06101401



BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT
31 S. Madison St, PO Box 529, Evansville, WI 53536
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
Kari & Alan Zarecki	29 West Liberty Street	608-228-9388 & 608-228-6201	kcwinger@gmail.com/azarecki34@yahoo.com
CONTRACTOR: <u>Y</u> CONST __ HVAC __ ELEC __ PLBG <i>owner/occupant</i>	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <u>X</u> CONST __ HVAC __ ELEC __ PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: __ CONST __ HVAC __ ELEC __ PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: __ CONST __ HVAC __ ELEC __ PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ _____

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.

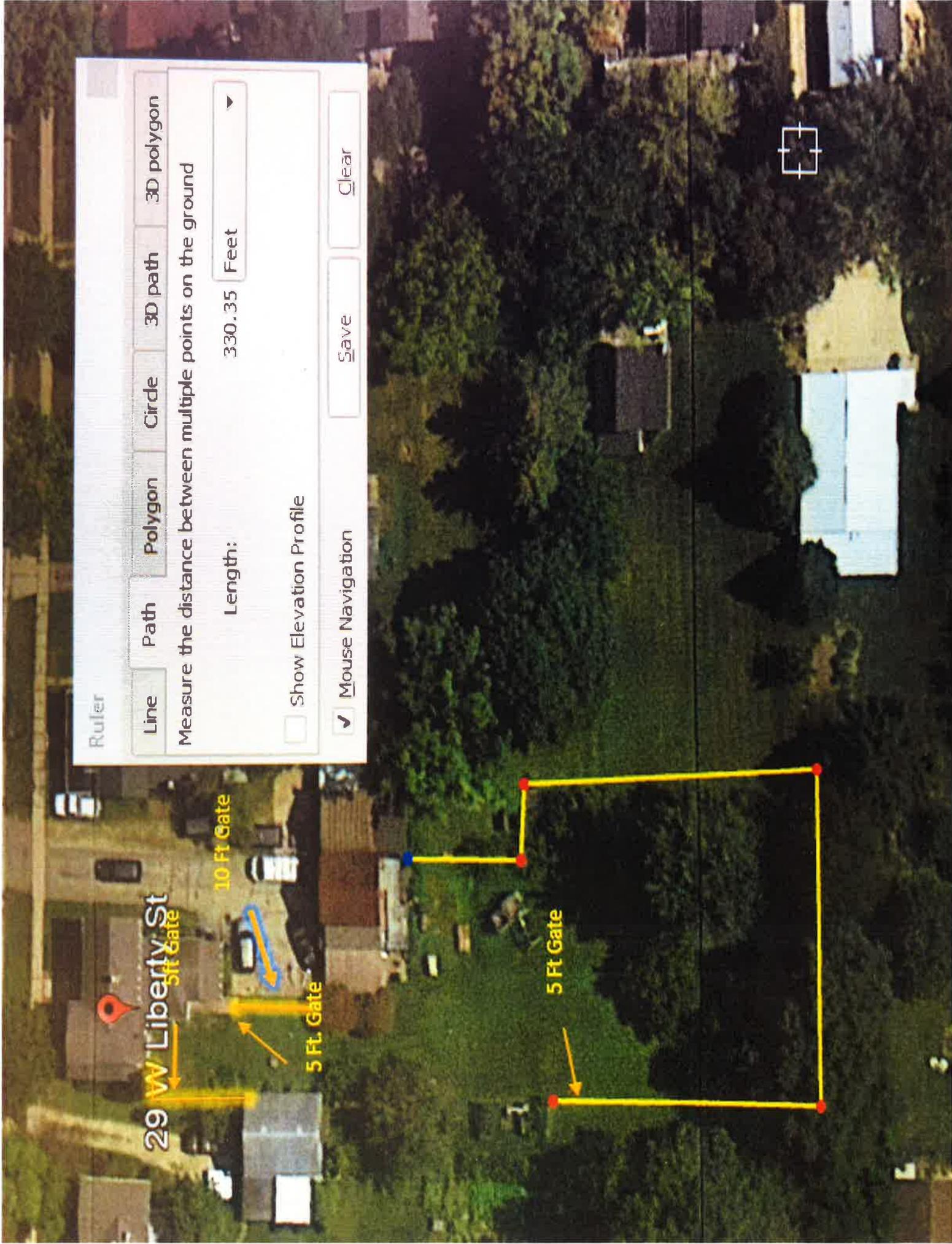
APPLICANT'S SIGNATURE Alan Zarecki @ Kari Zarecki DATE 3/5/2021

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/

PERMIT FEE: \$ _____ CHECK #: _____ DATE: _____

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK



Ruler

- Line
- Path
- Polygon
- Circle
- 3D path
- 3D polygon

Measure the distance between multiple points on the ground

Length:

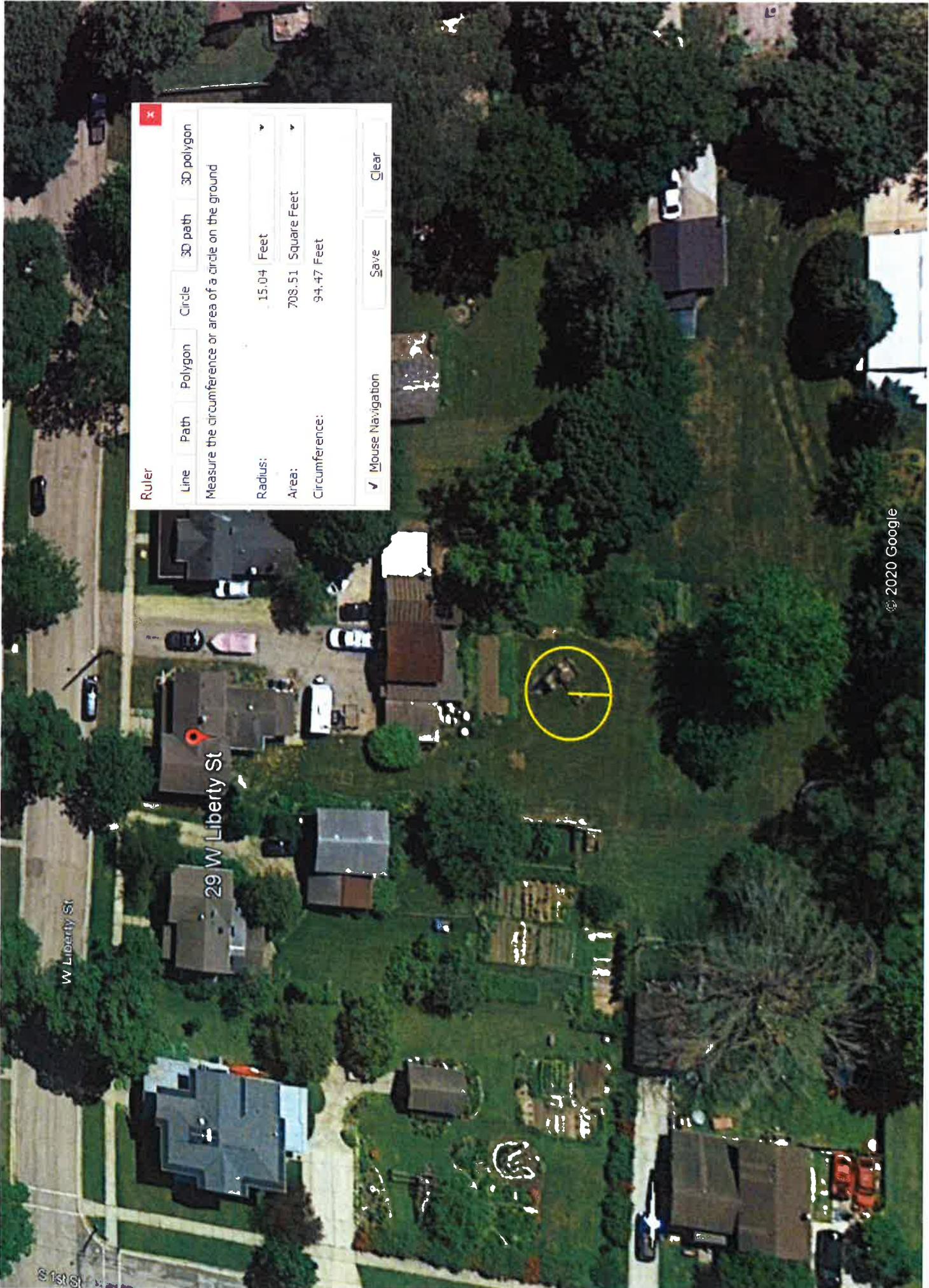
330.35 Feet

Show Elevation Profile

Mouse Navigation

Save

Clear



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the circumference or area of a circle on the ground

Radius: 15.04 Feet

Area: 708.51 Square Feet

Circumference: 94.47 Feet

Mouse Navigation



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: 29 w Liberty	Tax ID Number: 222 061014
Historic Property AHI Number: 85081	Parcel Number: 6-27-706

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, options for accessing our headquarters building have changed. [Click here for more information.](#)



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MEMBERSHIP

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PROPERTY RECORD

29 W LIBERTY ST

Architecture and History Inventory

PRINT

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FACEBOOK

TWITTER

MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85081**

PROPERTY LOCATION

Location (Address): **29 W LIBERTY 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: **Gabled Ell**

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**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES

Additional Information: BUILT PRIOR TO 1871 ACCORDING TO 1871 BIRD'S EYE VIEW.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.

RECORD LOCATION

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



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

HPC202107

Kari Zarecki <kcwinger@gmail.com>

Fri, Mar 12, 2021 at 6:44 PM

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

Hello Jason,

The fence is treated lumbar that we're purchasing from Menards... if they have enough supply. Since we have not purchased or trimmed it up yet, we do not have a sample to offer. I'm not even sure how one would get a sample of the pool, it is a 30 ft round hybrid (steel & resin) pool. Eventually we'll surround the pool with a patio. We were told to request the entire project, even though it may be another year before we can build the patio. This will eventually encompass the pool.

Does this answer all your questions?

Sincerely,
Kari Zarecki

[Quoted text hidden]

--

kc zarecki



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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Casey Miller</i> <i>+ Amyez Miller</i>	Historic Property Address: <i>419 S. 1st St</i> <i>Evansville, WI 53536</i>
	Applicant Mailing Address: <i>419 S. 1st St.</i> <i>Evansville, WI 53536</i>	Evansville, WI 53536
	Applicant Phone: <i>608-235-8997</i>	The following information is available on the property's tax bill: Parcel Tax ID Number: <i>222 023011</i>
	Applicant Email: <i>casey.j.miller77@gmail</i>	Parcel Number: <i>6-27-412</i>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records):
	Owner Name:	Historic Property Name:
	Owner Address:	<i>Darlin Mihills House</i>
	Owner Phone:	AHI Number: <i>84825</i>
	Owner Email:	Contributing: Y or N

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):

- 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 If Section 3B applies, evidence of un-reparability
- o Site plan (if applicable)
- o 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: *Casey Miller* DATE: *3/2/21*
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 checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input checked="" type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with <u>metal</u>)
<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 checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.). <i>Front wall</i> <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.) <i>2 sides + back</i>
<input checked="" 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 checked="" 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"/> Other: _____
<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"/> Other: _____
<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 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>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><i>Soffit + fascia will be aluminum and made to look like original Roof will go over shingles using 1x4 wood + steel roof panels Front wall will get new overhead door + windows + will be painted, keeping original wood siding. Back + sides will get vinyl 5" dutch lap to match style.</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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? <i>Yes</i></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: <i>Replacing broken doors + windows with vinyl. Repairing front wood trim + painting.</i></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><i>Only the soffit + fascia on the front wall. The new overhead door will be a close match to existing. The 2 sides + back wall we will strive to keep the look close to original but using newer materials.</i></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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
<p>4C Have you submitted this project for state or federal tax credits?</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 work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work

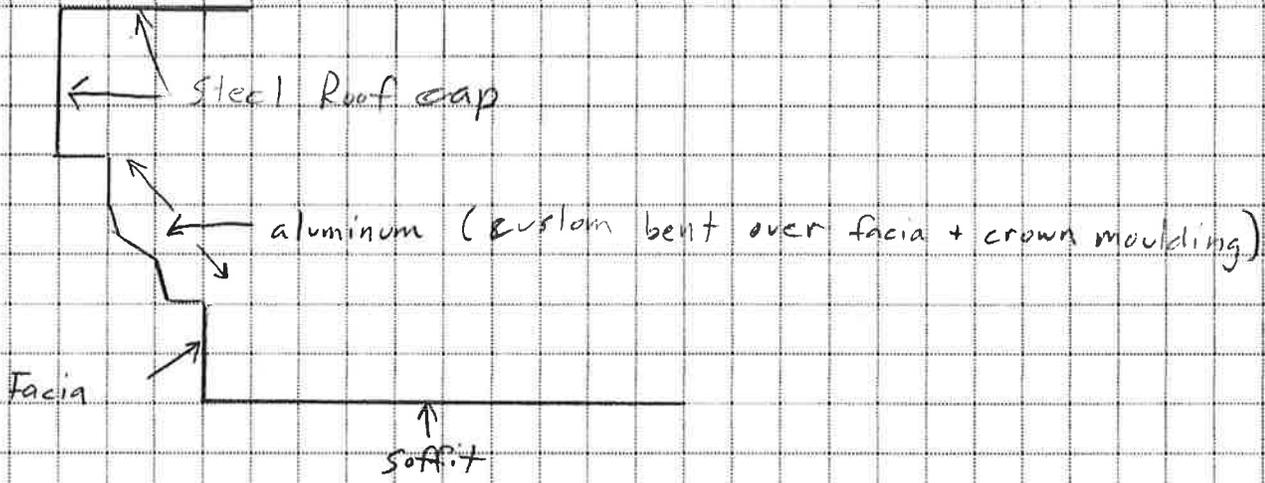


EXHIBIT: _____



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

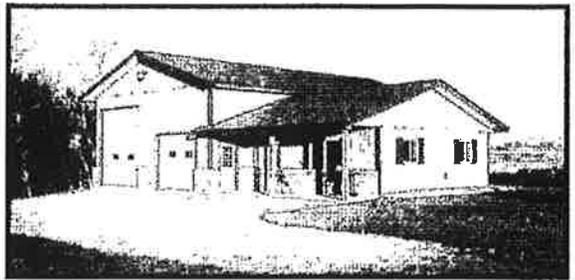
HISTORIC PROPERTY INFORMATION	
Historic Property Address: 419 S 1st St	Tax ID Number: 222 023011
Historic Property AHI Number: 84825	Parcel Number: 6-27-412

141

DL Building LLC

W509 Atkinson Rd.
Albany, WI 53502

SPECIALIZING IN
POLE BUILDINGS &
STEEL ROOFING



608-897-8429

Casey Miller
419 1st St.
Evansville WI 53536

Date: 2-25-21

Job Location: same

Phone: 608-235-3396

We hereby submit specifications and estimates for:

Reroof Out Building
Secure - 1x4's over existing roof and
Reroof with 29 ga. 40 yr. Steel (Exposed fastener)

Soffit and Fascia - apply Aluminum soffit
on all 4 sides of building and apply steel
fascia with the front fascia to have custom
fascia with some design.

* PAID \$200.00 2/23/21 ck# 2776

If accepted: Please sign this contract and return white copy with \$200.00 deposit.
We will need the rest of the 50% when we get closer to starting the job. Thank You

We propose hereby to furnish material and labor - complete in accordance with the above specifications for the sum of:

\$ 6200 Six thousand two hundred Dollars

with payments to be made as follows: 50% down remainder upon completion

Deposit _____
Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted Mr. [Signature]

Note - this proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Signature Casey Miller

Date of Acceptance 2/27/21

Color white aluminum soffit + fascia

PROJECT ADDRESS 419 S. 1st St

PERMIT # _____

PROJECT DESCRIPTION: <u>Barn Roof & siding / window, + doors * Replacement</u>	PARCEL #: <u>6-27-412</u>
	TAX ID #: <u>222-023017</u>



BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT
31 S. Madison St, PO Box 529, Evansville, WI 53536
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Casey & Amya Miller</u>	<u>419 S 1st St</u>		
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>DL Building LLC - Roof</u>		<u>608-897-8429</u>	<u>- none -</u>
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Homeowner - Casey Miller</u>		<u>608-235-8997</u>	<u>casey.j.miller77@gmail.com</u>
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 494 SQ.FT. ESTIMATED PROJECT COST \$ 10,000.00

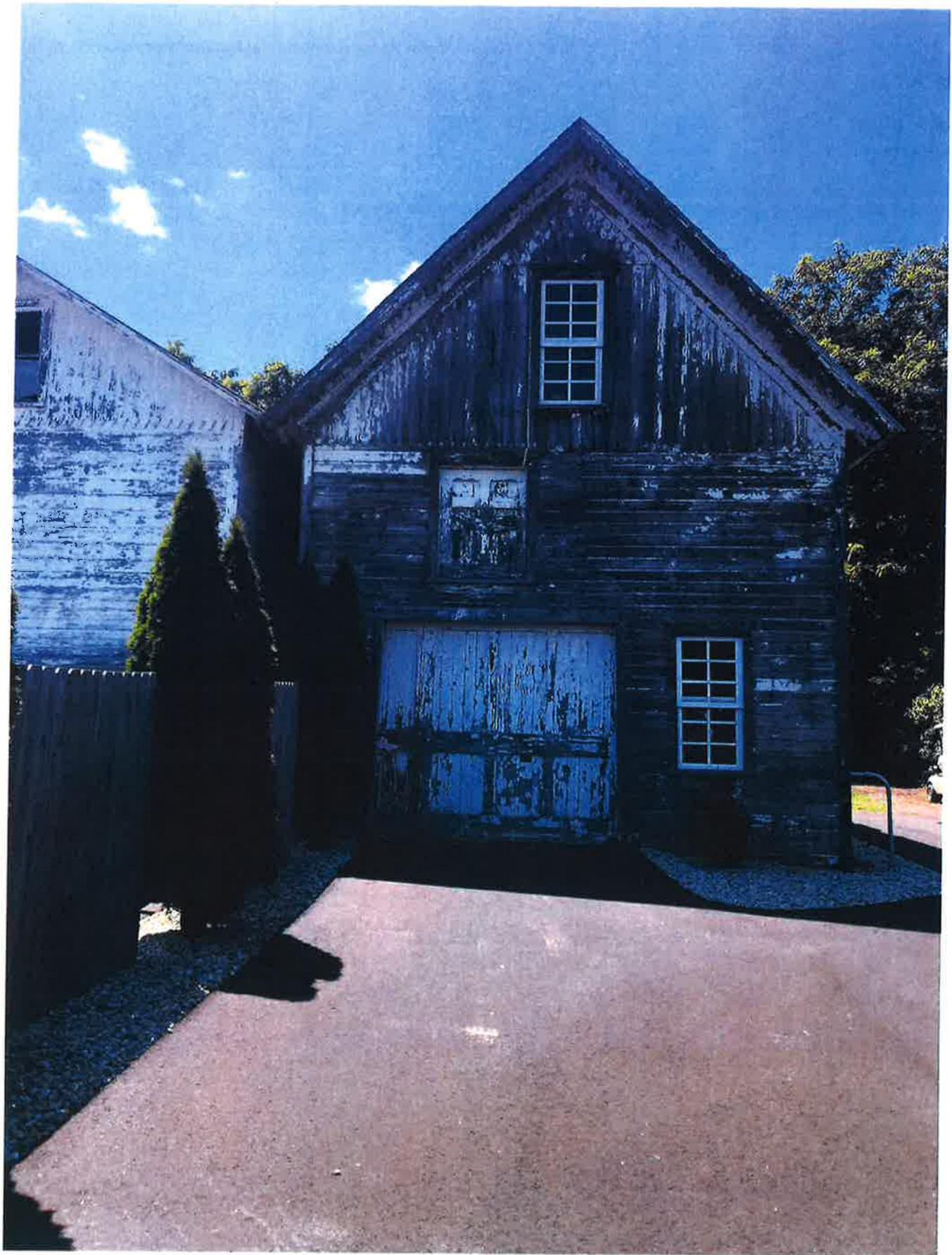
I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING,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

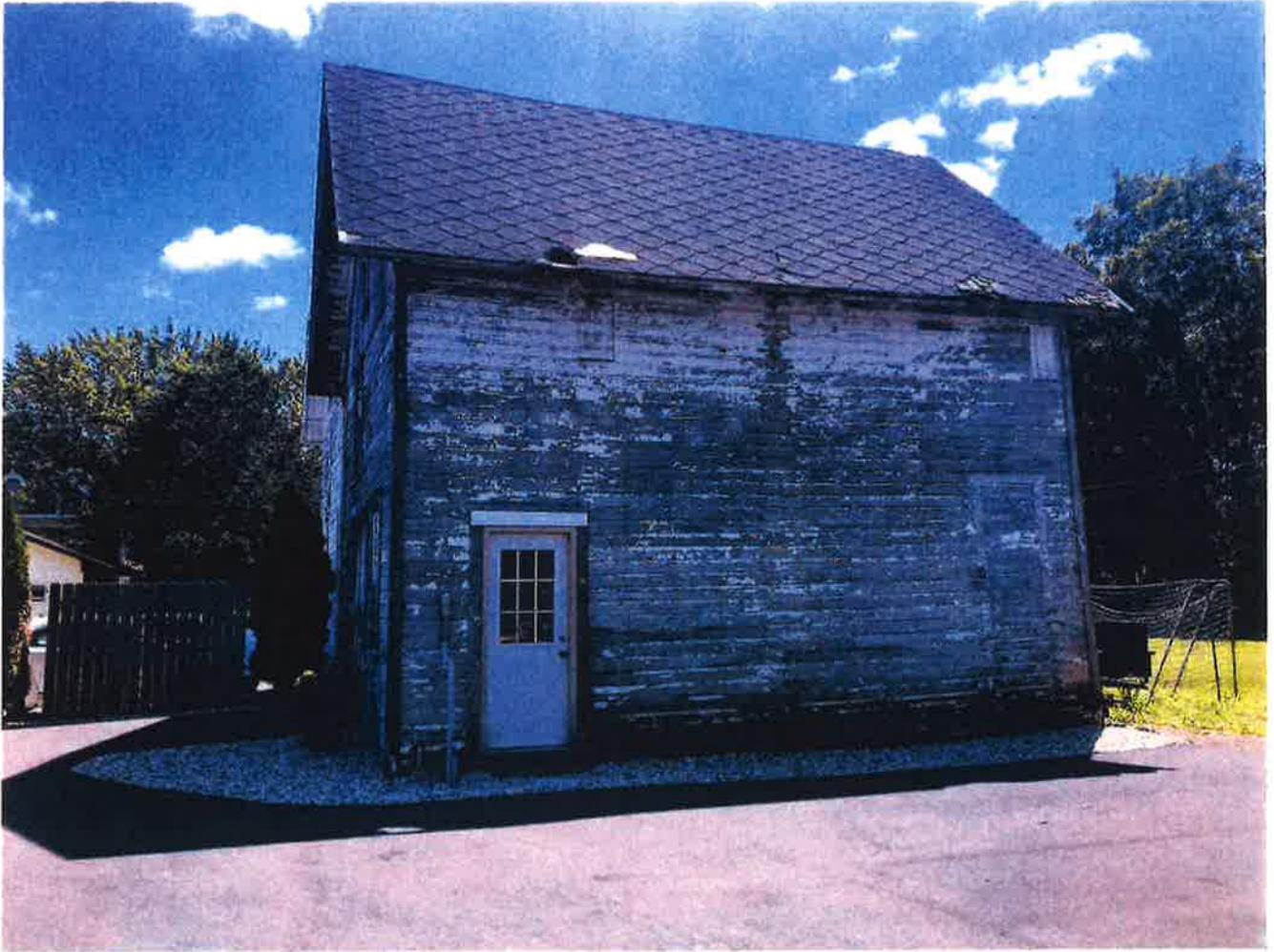
APPLICANT'S SIGNATURE [Signature] DATE 3/2/21

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 dps.wi.gov/UDC-ADMIN-CODE/

PERMIT FEE: \$ _____ CHECK #: _____ DATE: _____
PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK







--
Sincerely,

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, options for accessing our headquarters building have changed. [Click here for more information.](#)



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ABOUT

EVENTS

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MEMBERSHIP

DONATE

PROPERTY RECORD

419 S 1ST ST

Architecture and History Inventory

PRINT

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FACEBOOK

TWITTER

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NAMES

Historic Name: **DARLIN MIHILLS HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **84825**

PROPERTY LOCATION

Location (Address): **419 S 1ST ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1885**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Stick Style**

Structural System:

Wall Material: **Clapboard**

Architect: **BENJAMIN S. HOXIE**

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **South First Street Residential
Historic District**

National Register Listing Date: **8/10/2011**

State Register Listing Date: **11/19/2010**

National Register Multiple Property Name:

NOTES

Additional Information: THERE IS ALSO A TWO-STORY WOOD-CLAD BARN LOCATED BEHIND THIS HOUSE AS WELL.

Bibliographic References: ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM. EAGER FREE PUBLIC LIBRARY. EVANSVILLE REVIEW. JULY 17, 1885; JULY 24, 1885.

RECORD LOCATION

Wisconsin Architecture and History Inventory State Historic



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 17, 2021

«FIRST_NAME» «LAST_NAME»
«ADDRESS»
«CITY», «STATE» «ZIP»

RE: Historic Preservation in Evansville and 2020 Annual Report

Dear Historic Property Owner of Parcel «PARCEL_NUMBER_»,

The Commission is proud to share its 2020 annual report. Over the last year, your local Historic Preservation Commission approved over 50 property-owner initiated historic Certificate of Appropriateness Applications for modifications or improvements to structures in the historic districts. The projects the Commission approved as appropriate included siding restoration, window restoration, new fences, and new garages.

Caring for your historic home or business can be time consuming and costly; keep in mind many homes and businesses may qualify for tax credits from Federal and State Government for work done to preserve historic properties here in Evansville. Information regarding tax credit programs can be found at www.wisconsinhistory.org. Should you decide to make an investment in your historic property, City staff and the Historic Preservation Commission are available to provide guidance and advice for projects. *Any modifications or improvements to the exterior of your historic structure require a building permit and approval by the commission prior to starting any work.*

Share any suggestions for future education programs, questions regarding this letter, or requests for any additional information by contacting Jason Sergeant, Community Development Director at jason.sergeant@ci.evansville.wi.gov or 608-882-2285. Meeting agendas, minutes and additional information are available at www.ci.evansville.wi.gov

Sincerely,

Dan Stephans, Chair
City of Evansville Historic Preservation Commission

Enclosures: Meeting Dates, 2020 Annual Report, and Map

Thank you for the dedication and effort put into preserving historic homes and buildings. Evansville's historic architecture is regarded as "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" by the Wisconsin State Historic Society.

Evansville Historic Preservation Commission

2021-2022 Meeting Dates

*Most meetings held virtually, join with this link: meet.google.com/amx-jnqp-vqu
If guidelines allow, some meetings may be held at City Hall, 31 S. Madison Street, at 6:00 PM*

Wednesday, April 21, 2021

Submit Applications for April Meeting by Friday, April 9, 2021

Wednesday, May 19, 2021

Submit Applications for May Meeting by Friday, May 7, 2021

Wednesday, June 16, 2021

Submit Applications for June Meeting by Friday, June 4, 2021

Wednesday, July 21, 2021

Submit Applications for July Meeting by Friday, July 9, 2021

Wednesday, August 18, 2021

Submit Applications for August Meeting by Friday, August 6, 2021

Wednesday, September 15, 2021

Submit Applications for September Meeting by Friday, September 3, 2021

Wednesday, October 20, 2021

Submit Applications for October Meeting by Friday, October 8, 2021

Wednesday, November 17, 2021

Submit Applications for November Meeting by Friday, November 5, 2021

Wednesday, December 15, 2021

Submit Applications for December Meeting by Friday, December 3, 2021

Wednesday, January 19, 2022

Submit Applications for January Meeting by Friday, January 7, 2022

Wednesday, February 16, 2022

Submit Applications for February Meeting by Friday, February 4, 2022

Wednesday, March 16, 2022

Submit Applications for March Meeting by Friday, March 4, 2022

Dates and times subject to change
Last Updated: March 12, 2021



DRAFT

City of Evansville Historic Preservation Commission 2020 Annual Report

Prepared by: City of Evansville Historic Preservation Commission

Date Prepared: March 17, 2021

Historic Preservation Commission Administration

Membership:

Evansville's Historic Preservation Commission (HPC) consists of seven members who are appointed by the Mayor. One member of the HPC is simultaneously a City Alderperson and the remaining six HPC members are volunteer citizen members.

Mission:

The HPC reviews proposed changes to existing historic buildings, additions of new buildings and signs in the Historic Districts, and issues Certificates of Appropriateness. The HPC also serves to inform and educate the residents on matters regarding preservation.

Goal:

The Evansville HPC strives to find reasonable solutions for the preservation of Evansville's historic properties, acting as a resource to homeowners in the districts. The HPC also protects Evansville's Historic Districts and other designated properties by administering Evansville's preservation ordinance, Chapter 62 of the Municipal Code.

Annual Communications:

Last year, the commission sent out a letter to all property owners in the historic districts to remind them of the significance of their properties and to announce an opportunity to vote for a Preservation Hero. A virtual education event was also held last year to share tips and techniques for preserving historic wood windows. Historic Preservation Hero award winners were announced at the end of last year. 65 residents voted for their favorite historic structure in a residential, commercial, and city-owned category. The presentation and award winners can be found here: <https://www.ci.evansville.wi.gov/historicpreservation>

Meetings:

The HPC typically meets the 3rd Wednesday of the month at 6:00 pm in City Hall; 31 S. Madison Street, Evansville WI. Meetings are currently held virtually in response to COVID-19 guidelines

Data:

Number of City of Evansville Parcels: **Approximately 2,340**

Number of City of Evansville Historic Parcels (properties in Historic Districts and designated parcels outside of Historic Districts): **384**

Evansville has **4** Historic Districts listed on the National and State Registers of Historic Places.

There are **351** contributing assets within those Historic Districts.

There are also **4** designated properties not within one of those four Historic Districts as well as **3** properties listed on the State and National Register.

An estimated **\$675,000** was spent on improvements in the district this year.

Historic Preservation Commission Activity

Total number of projects reviewed (alterations, new construction, land divisions, and demolition):

53

Number of Certificates of Appropriateness approving the proposal: **47**

Number of Certificates of Appropriateness not approving the proposal: **1**

Number of Certificates of Appropriateness not complete or tabled for further review: **5**

Approval Rate: **97.9%** (*this percentage does not include incomplete or tabled applications*)

Number of appeals of proposals not approved: **0** (Results of appeals: **N/A**)

The HPC has provided the Community Development Director with the authority to provide administrative approval for certain types of work. The Community Development Director administratively approved **9** of the above certificates of appropriateness in 2020.

On occasion, approvals were given with specific conditions. Small modifications from the original applications were also allowed based on approval or recommendation from the Community Development Director and/or the HPC.

Advisory Recommendations to the Planning Commission, Park Board, or Zoning Administrator: **7**

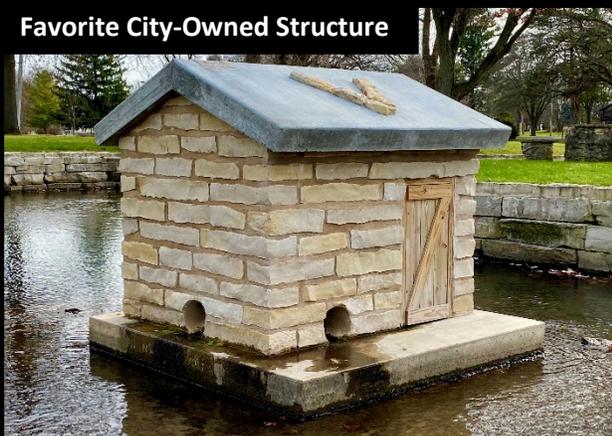
2020 Preservation Hero Awards

Favorite Residential Building



45 N First Street Exterior renovations included removing aluminum siding to uncover and restore the original wood siding and restoring the original open front porch.

Favorite City-Owned Structure



Leonard-Leota Park Duck House Spring floods and high water in the West Lagoon compromised the foundation of the Duck House, the unique and beloved structure was rebuilt on a robust foundation with original roof details and replica door.

Favorite Commercial Building



24 E Main Street Complete interior and exterior renovations included converting interior offices into a restaurant space to house The Grove Market. Exterior courtyard landscaping was added, along with a new covered entrance to the courtyard.

	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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Rock County Realty, LLC</i>	<i>100 College Dr (cream building)</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>P.O. Box 643</i>	The following information is available on the property's tax bill:
	<i>Waukesha, WI 53187</i>	Parcel Tax ID Number: <i>222 00122001</i>
	Applicant Phone: <i>262-955-3403</i>	Parcel Number: <i>6-27-217.1</i>
	Applicant Email: <i>rockcountyrealty@gmail.com</i>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide: <i>Con</i>	Owner Name: <i>Robert Goreetke</i>
	Owner Name:	Owner Address:
	<i>546 W 23667 Whispering Hills Ct</i>	Historic Property Name:
<i>Waukesha, WI 53189</i>	<i>Evansville Seminary</i>	
Owner Phone: <i>262-271-0832</i>	AHI Number: <i>29484</i>	
Owner Email: <i>rgoreetke@wi.rr.com</i>	Contributing: <i>Y</i> or N	

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):

- 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 If Section 3B applies, evidence of un-reparability
- o Site plan (if applicable)
- o 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: *Robert Goreetke* DATE: *2-04-2020*
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 checked="" 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 checked="" 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"/> Other: _____
<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"/> Other: _____
<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 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>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 style="text-align: center;">- replacement of basement unit windows in cream building at Seminary Park Apts 7, 8, 9 (12 windows)</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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? <i>No; the windows were replaced in the 1940's.</i></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 style="text-align: center;">- The windows are a cheap aluminium and because of rot, tenants in lower units are unable to open the majority of the windows. These tenants are worried about fire safety.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? <i>No, we will keep the same style of window and color.</i></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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p><i>"If using the same kind of materials is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered."</i> <i>pg 3 from above reference.</i></p> <p>4C Have you submitted this project for state or federal tax credits? <i>No.</i></p>



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

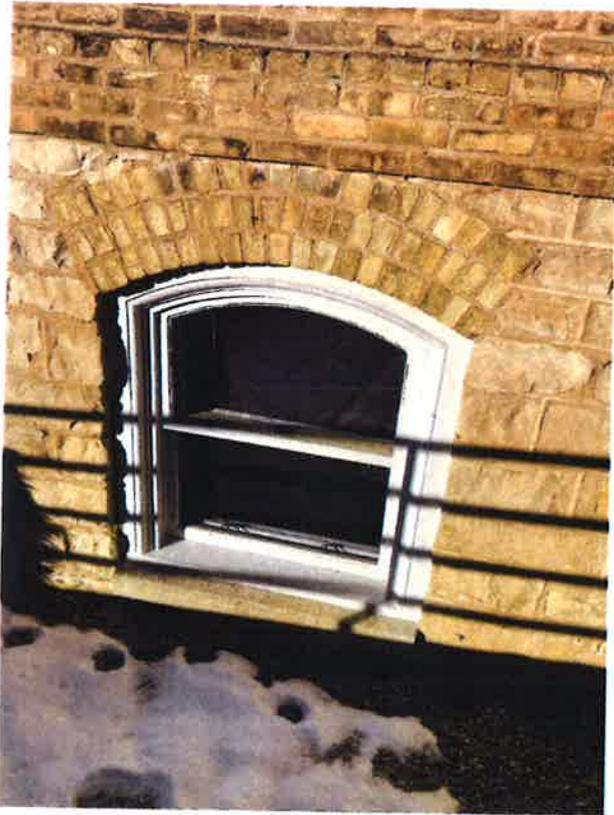
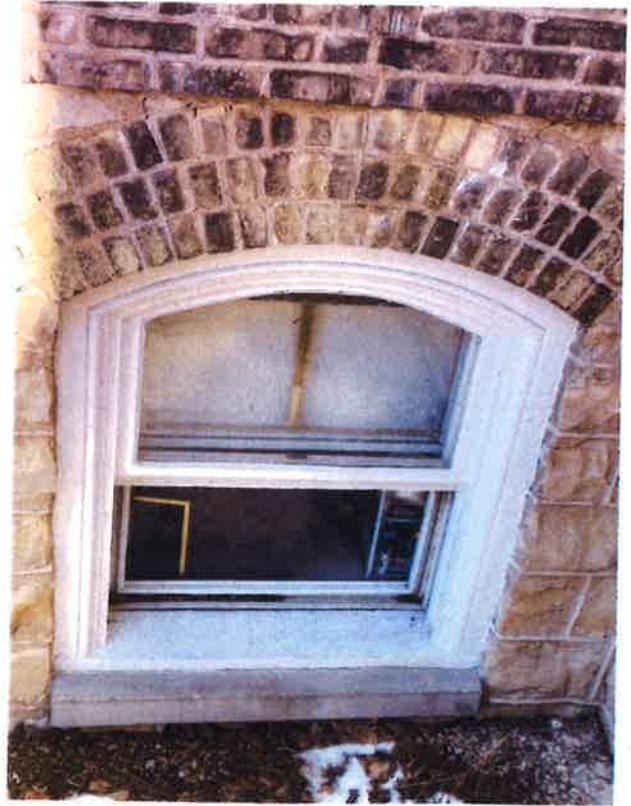
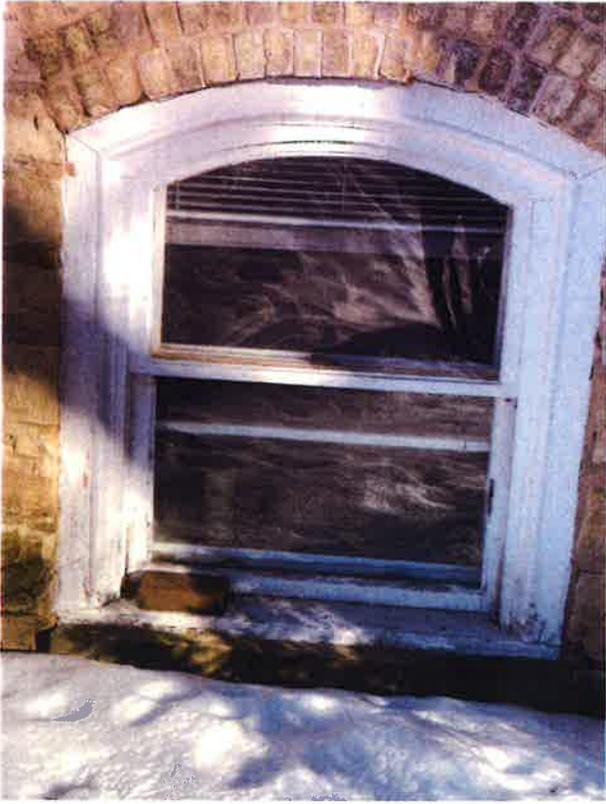
Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 100 College Dr	Tax ID Number: 222 00122001
Historic Property AHI Number: 29484	Parcel Number: 6-27-217.1



PROPERTY RECORD

100 COLLEGE ST (338 W CHURCH ST)

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES ▶

Historic Name: **EVANSVILLE SEMINARY**
Other Name:
Contributing: **Yes**
Reference Number: **29484**

PROPERTY LOCATION ▶

Location (Address): **100 COLLEGE ST (338 W CHURCH ST)**
County: **Rock**
City: **Evansville**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built: **1855**
Additions:
Survey Date: **2006**
Historic Use: **university or college building**
Architectural Style: **Italianate**
Structural System:
Wall Material: **Brick**
Architect: **JAMES WEST**
Other Buildings On Site: **1**
Demolished?: **No**
Demolished Date:

DESIGNATIONS ▶

National/State Register Listing Name: **Evansville Historic District**

8/19/2020

100 COLLEGE ST (338 W CHURCH ST) | Property Record | Wisconsin Historical Society

National/State Register Listing Name: **EVANSVILLE HISTORIC DISTRICT**

National Register Listing Date: **11/16/1978**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES ▶

Additional Information: ORIGINALLY WAS A 2 YEAR COLLEGE BEFORE IT BECAME A SEMINARY FOUNDED BY THE METHODIST EPISCOPAL CHURCH. FOUR CORNER CHIMNEYS, CENTRAL TOWER, AND BALUSTRADE WERE REMOVED AT THE TURN OF THE CENTURY. SENATOR ROBERT M. LAFOLLETTE, UW PRESIDENT VAN HISE, AND CHIEF JUSTICE BURR JONES ALL ATTENDED THIS SCHOOL.

05/01/15: La Follette and Van Hise were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the US at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school. The entire complex was converted to apartments by The Gorman Company in a successful "adaptive re-use."

ONE OF THREE HISTORIC BUILDINGS ON THE CAMPUS, THIS BUILDING IS NOW CONNECTED BY A CONTEMPORARY STYLE HYPHEN TO THE 1888 BUILDING NEXT DOOR. A SEPARATE GYMNASIUM BUILDING IS LOCATED ADJACENT AND WAS BUILT IN 1917.

"The Methodist-Episcopal Church and later the free Methodists operated this co-educational preparatory school that influenced the moral and cultural flavor of Evansville for over 50 years. Illustrious graduates of the classical curriculum offered here include Senator Robert "Fighting Bob" La Follette, Sr. and University of Wisconsin President Charles R. Van Hise. These two men were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the U.S. at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school.

The oldest (1856) and most architecturally significant buildings is the three-story red brick main building with Italianate-influenced flattened hip roof, symmetrical facade, and paired brackets. The 8-over-16 windows with plain lintels and sills show some Greek Revival influence. The original four corner chimneys, central tower, and roof balustrade were removed nearly 100 years ago. The cream brick two-story building to the south (now attached) was built in 1884 and shows later Italianate influence in the decorative window hoods and brick string course. The original bell tower has been removed, but the pedimented gables remain. The third building, a three-story dark red brick classroom/gymnasium shows some early modern influence and was built in 1917. The entire complex was converted to apartments by The Gorman Company in a very successful and appropriate "adaptive re-use." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: JANESVILLE GAZETTE 5/21/1994. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, PP. 20-22; 86-87; 202-203. SUBJECT FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

RECORD LOCATION ▶

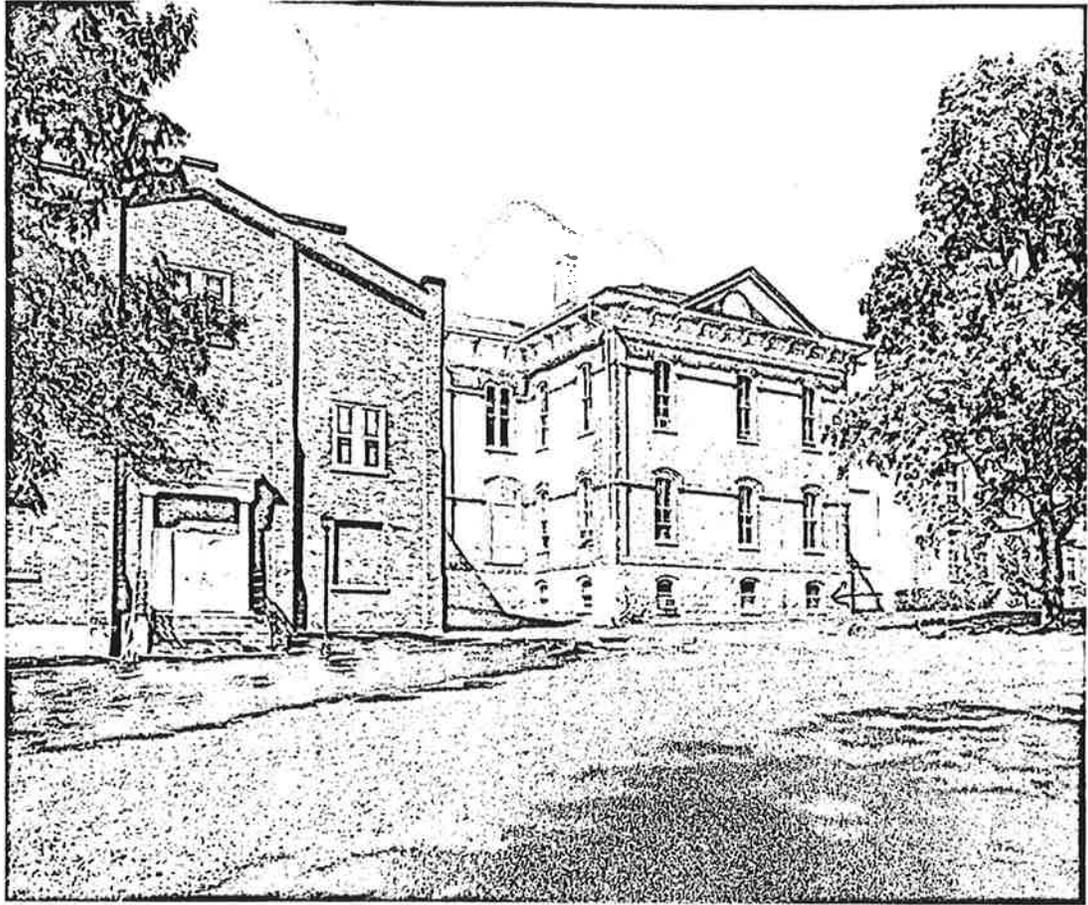
Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

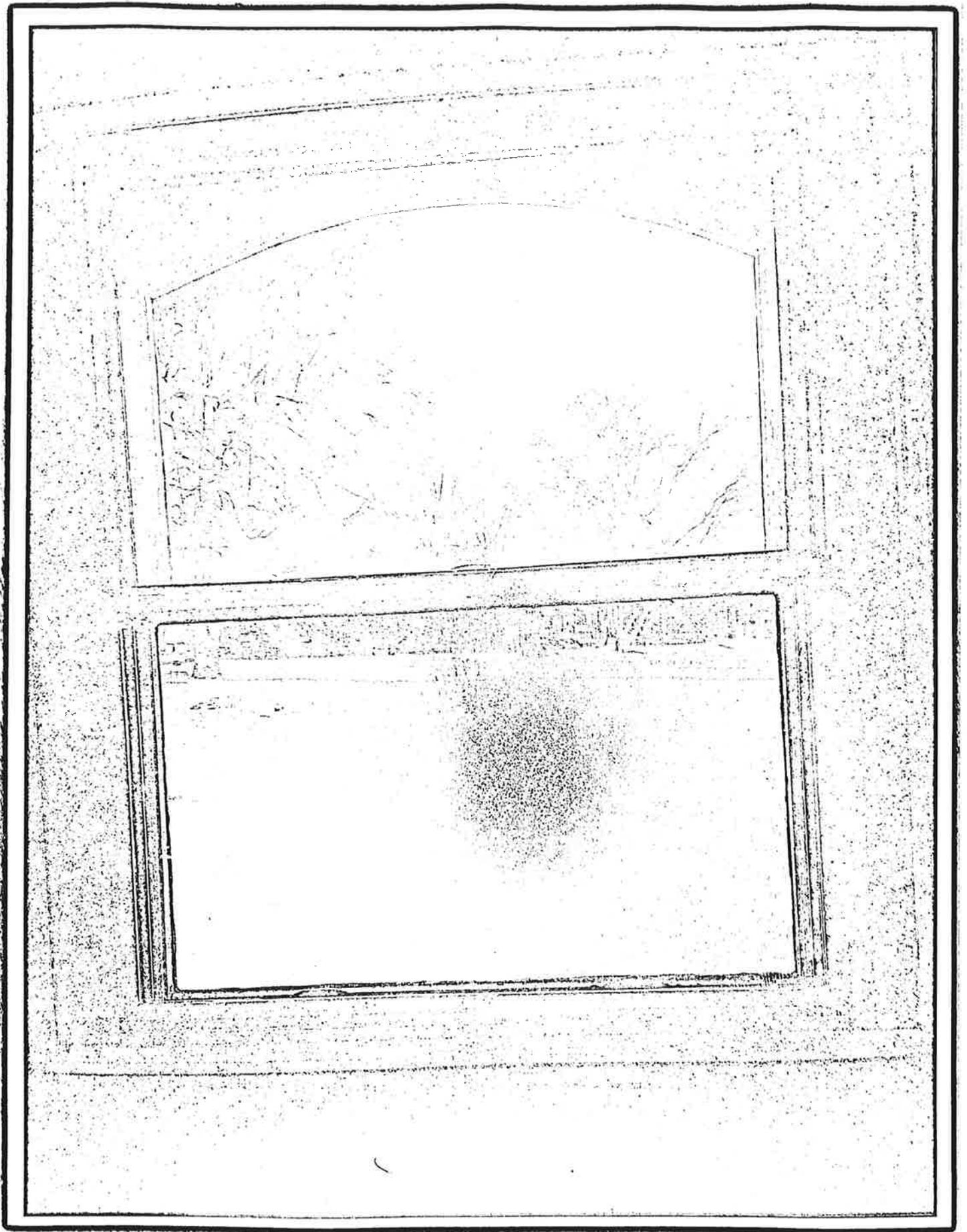
Have Questions?

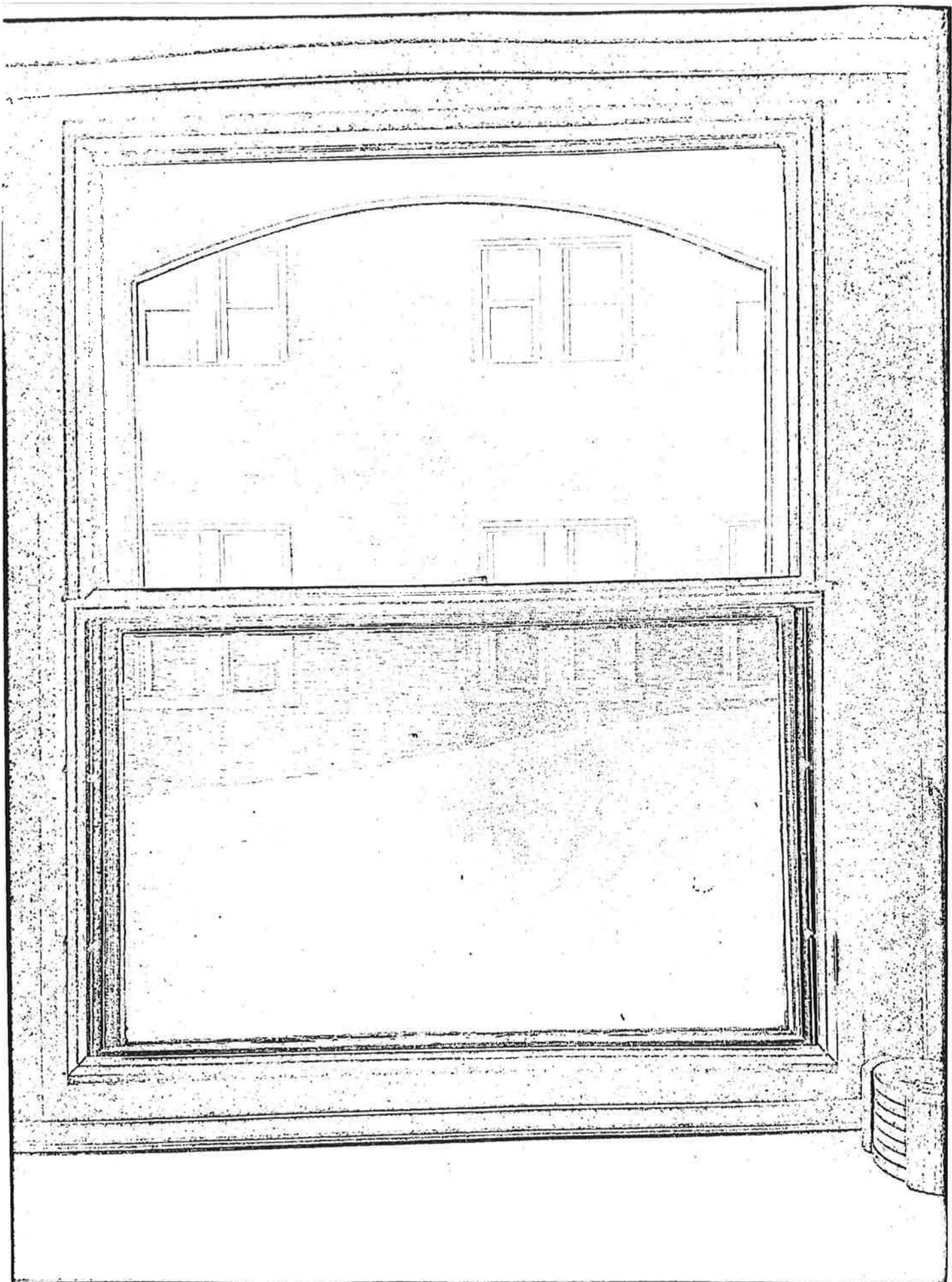
If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

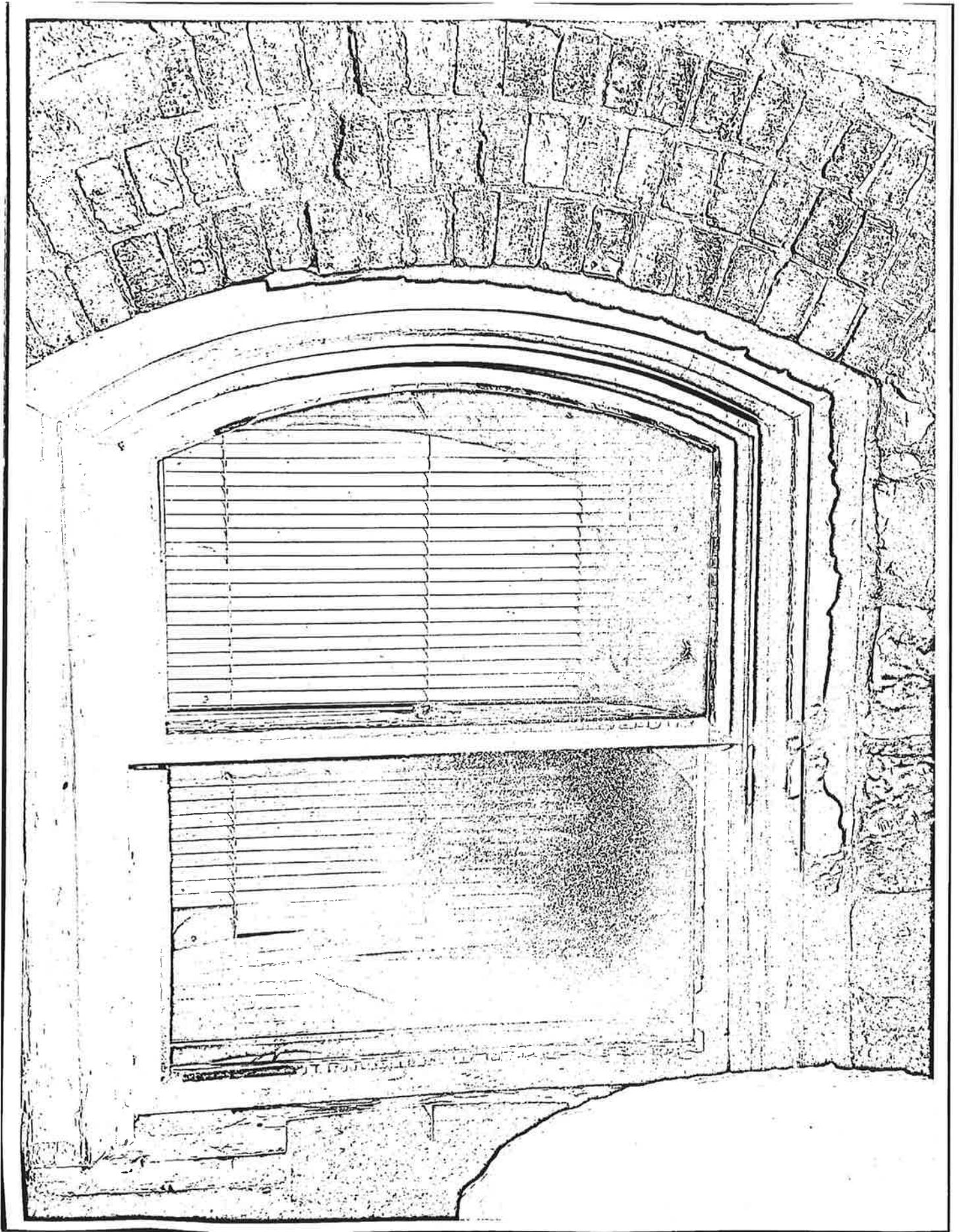
ina.darnes@wisconsinhistory.org

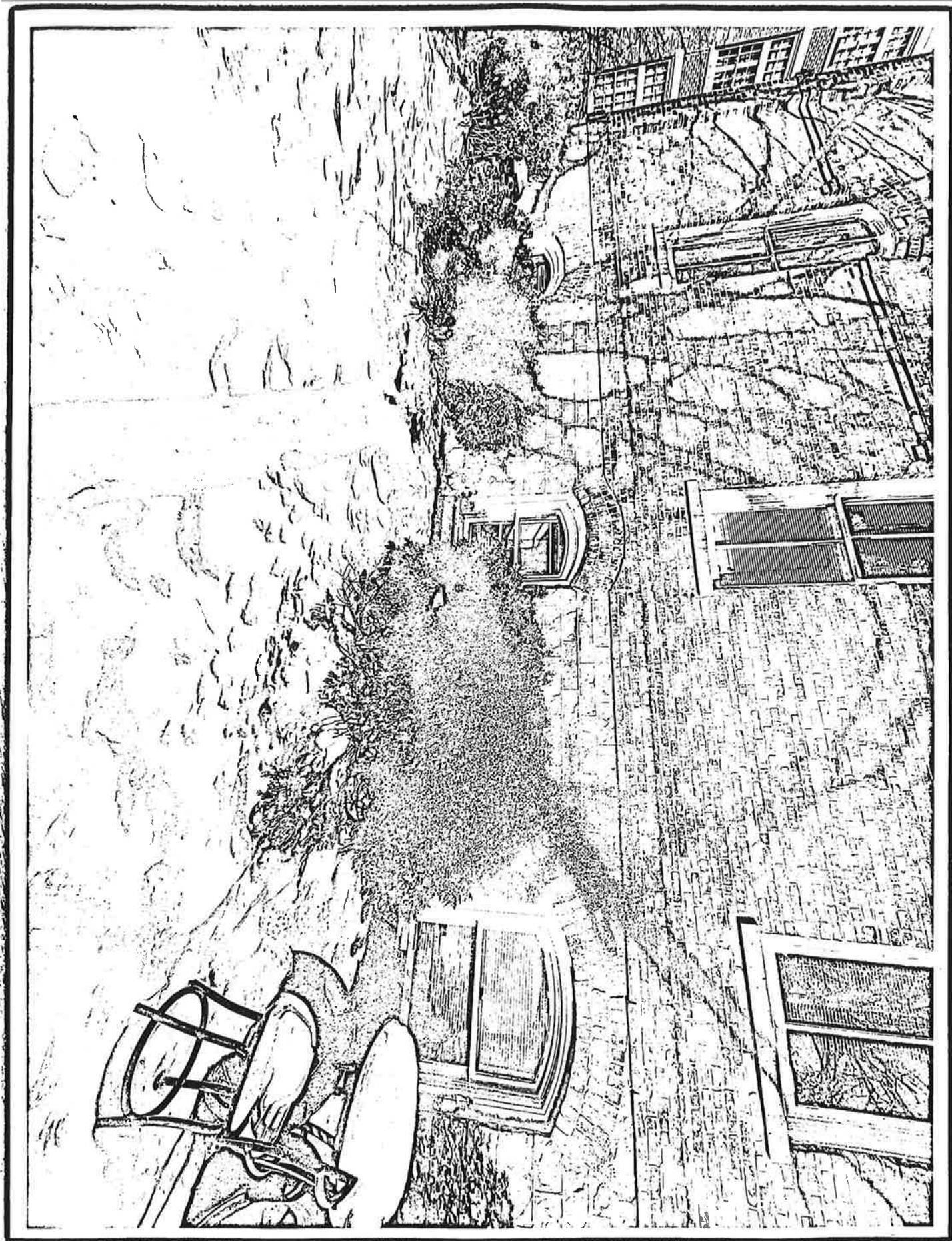
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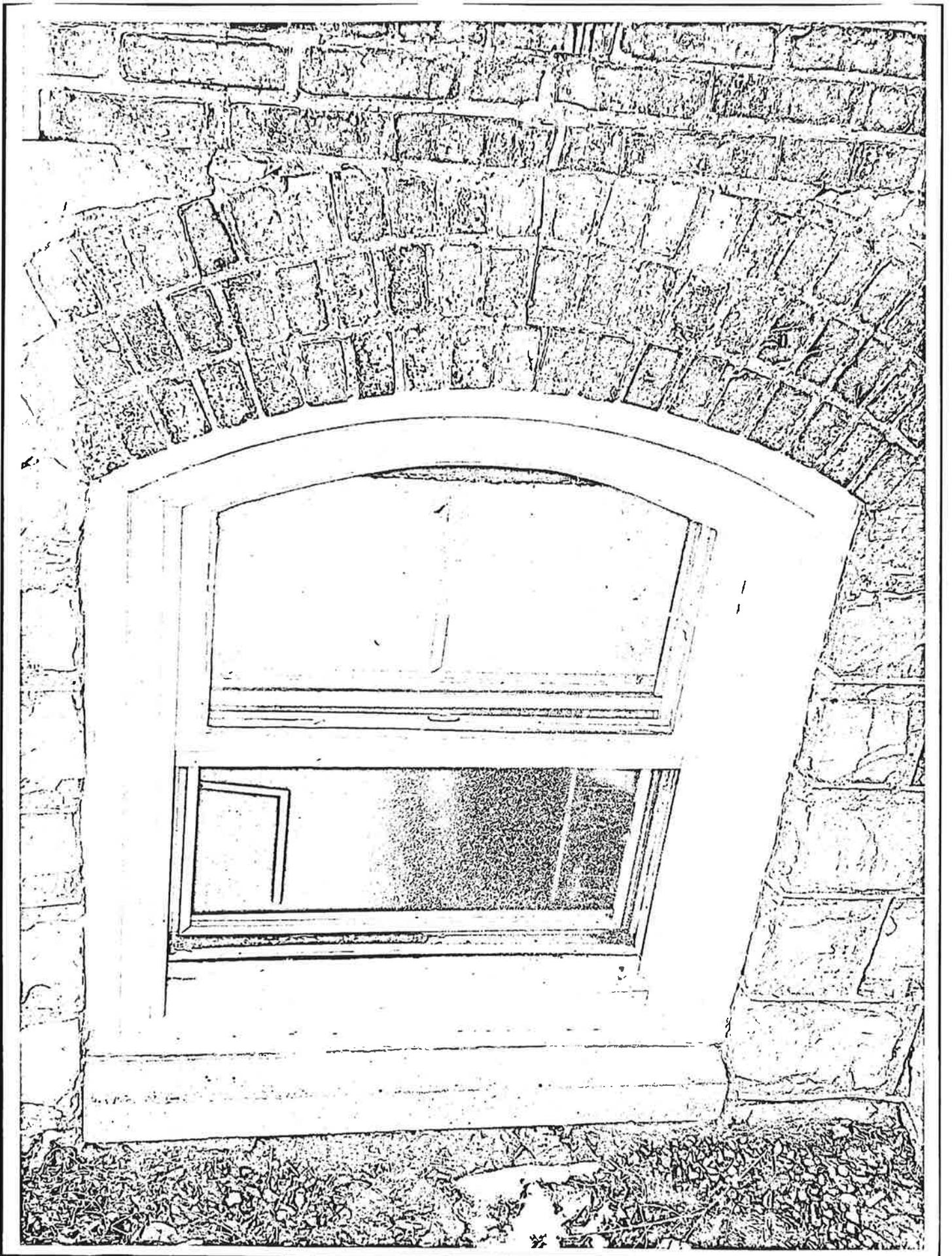


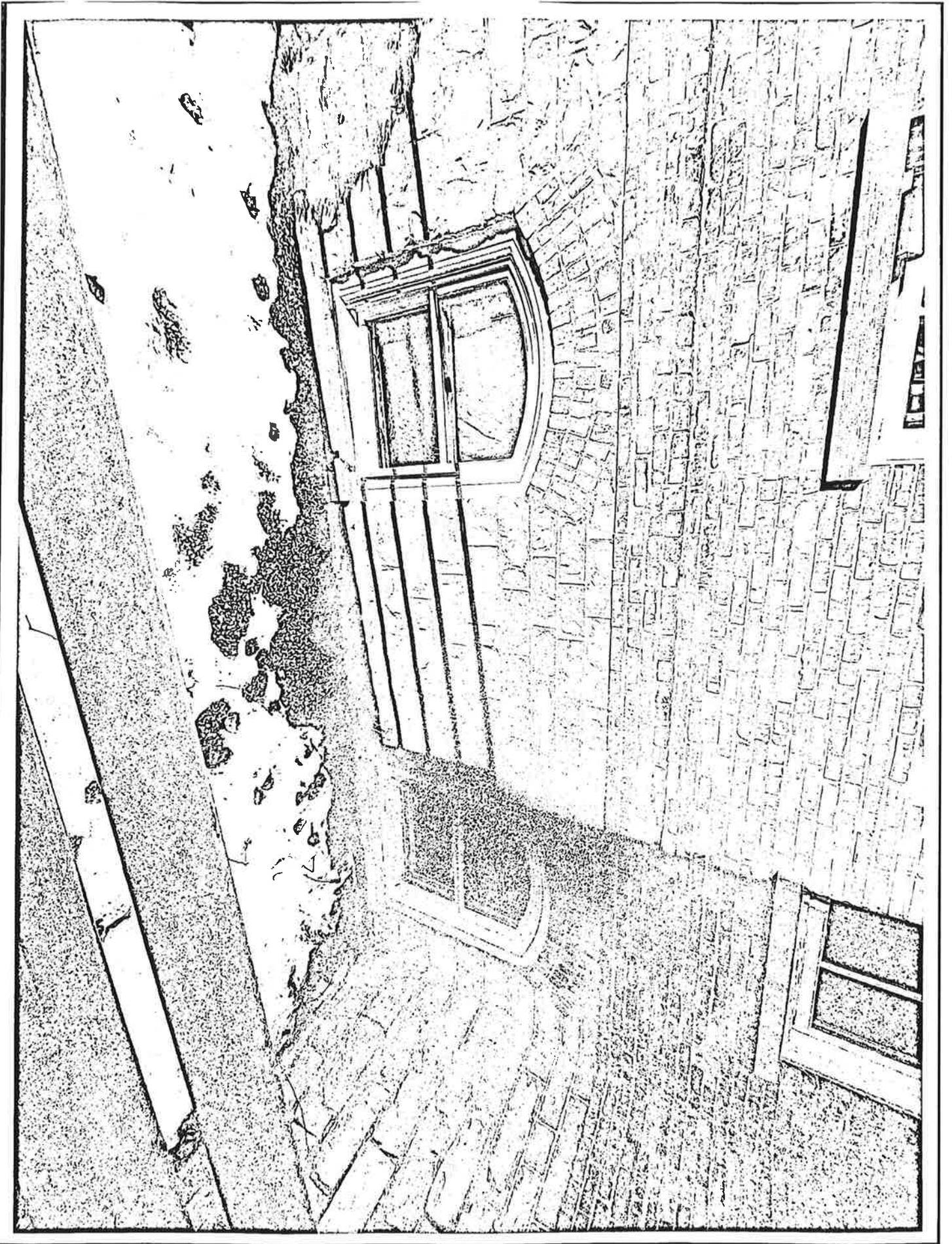


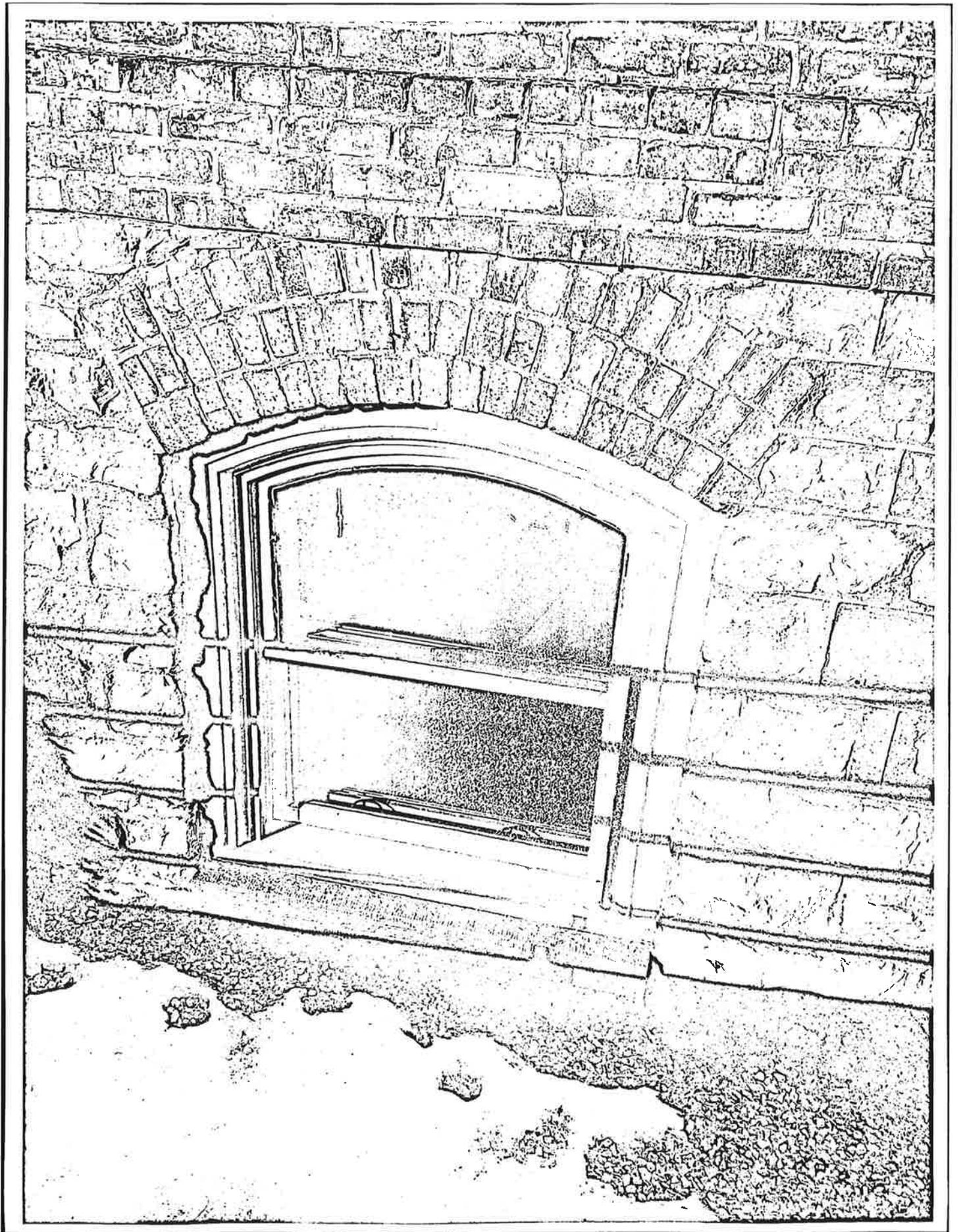


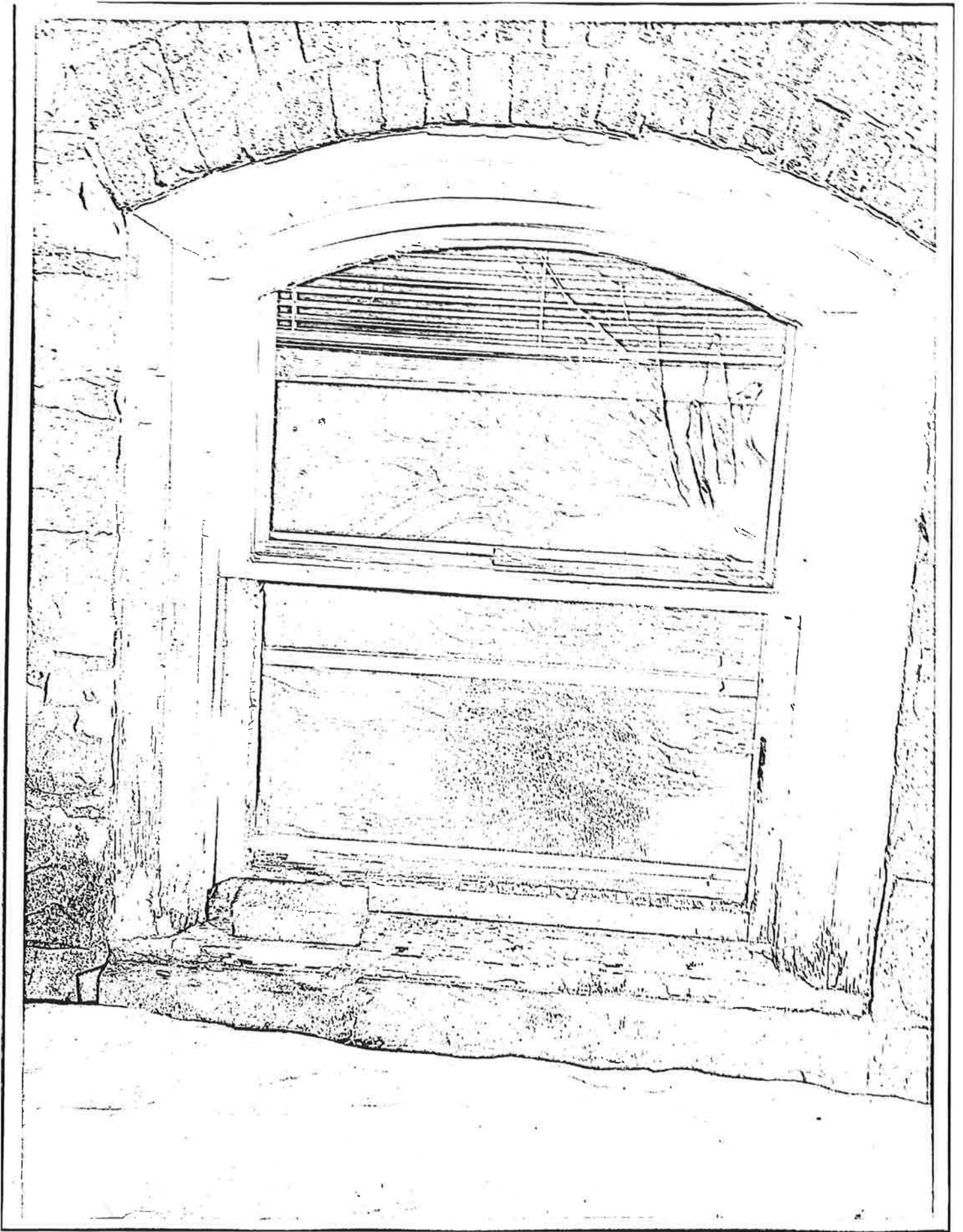














Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

HPC-2021-03

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Jean Gorectke <rockcountyrealty@gmail.com>

Thu, Feb 18, 2021 at 4:28 PM

Robert,

Thank you for the recent Application for Certificate of Appropriateness. The Historic Preservation Commission (HPC) preliminarily reviewed the application at the February 18, 2021 Meeting and took no action at this time. They requested an update the the application with the following :

- Submit detailed drawings of the proposed window or a partial mock-up or sample.
- The window tops should remain arched and follow the profile of the original exterior window openings, see attached sketch from a similar application.
 - The Commission expressed concern and does not want to approve windows that will result in the after-the-fact trim modification used on 101 E Main.
- The City received your information regarding the interior window profiles. However, the Commission's review authority extends to the exterior appearance only.

The commission will discuss HPC-2021-02 again at the next virtual regular meeting on 3/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above no later than March 5, 2021, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

[Jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)

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

Staff Window Sketch.pdf

 109K

	<h2 style="margin: 0;">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p style="font-size: 1.2em; font-weight: bold; margin: 0;">\$0.00</p> <p style="margin: 0;">Application Fee</p>
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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, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Waunakee Remodeling (Shaina Barman)	14 N Madison St
	Applicant Mailing Address:	Evansville, WI 53536
	1001 Frank H St, Waunakee, WI 53597	The following information is available on the property's tax bill:
	Applicant Phone: 608-850-2104	Parcel Tax ID Number: 222 <u>001011</u>
	Applicant Email: sbarman@waunakeeremodeling.com	Parcel Number: 6-27- <u>14</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: Bret Church <i>Lundy Church</i>	
	Owner Address:	
	14 N Madison St, Evansville, WI 53536	Historic Property Name: <i>A.C. Thorp Building</i>
Owner Phone: 608-882-4170	AHI Number: <i>84947</i>	
Owner Email:	Contributing: Y or N	

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):**
 - 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 If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o 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: Shaina Barman **DATE:** 02/02/2021

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 checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input checked="" 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"/> Other: _____
<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"/> Other: _____
<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 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
<h1>3</h1>	<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>There are the four windows in the front of the building and one in the back we are replacing. I've also added some rendered photos of what we plan to do with the current circle top windows. The plan was to eliminate the circle tops, frame in that part of the opening and finish it off with painted plywood.</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in 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>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>

SECTION	SUPPLEMENTAL QUESTIONS
<h1>4</h1>	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>Eliminate the circle tops, frame in that part of the opening and finish it off with painted plywood to match.</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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p>Replacing existing windows to match and not changing anything structural with the building. Just removing a circle top window and framing it in with matching materials as seen in the attached photos.</p>	
<p>4C Have you submitted this project for state or federal tax credits? <i>NO</i></p>	



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

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of 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:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>14 N Madison St</u>	Tax ID Number: 222 <u>001011</u>
Historic Property AHI Number: <u>84947</u>	Parcel Number: 6-27- <u>14</u>

PROJECT ADDRESS 14 N Madison St, Evansville, WI 53536

PERMIT # _____

PROJECT DESCRIPTION: Replacing 5 windows into existing openings.	PARCEL #: <u>6-27-14</u>
	TAX ID #: <u>222 001011</u>



BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT
 31 S. Madison St, PO Box 529, Evansville, WI 53536
 LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Linda Church</u> Bret Church	14 N Madison St, Evansville, WI 53536	608-882-4170	

CONTRACTOR:	LIC/CERT#/EXP	PHONE	EMAIL
<u>X</u> CONST __ HVAC __ ELEC __ PLBG Waunakee Remodeling	DC#6818 (6/15/21)	608-850-2104	

CONTRACTOR:	LIC/CERT#/EXP	PHONE	EMAIL
<u>X</u> CONST __ HVAC __ ELEC __ PLBG Shaina Barman	DCQ#090702499 (8/25/22)		sbarman@waunakeeremodeling.com

CONTRACTOR:	LIC/CERT#/EXP	PHONE	EMAIL
__ CONST __ HVAC __ ELEC __ PLBG			

CONTRACTOR:	LIC/CERT#/EXP	PHONE	EMAIL
__ CONST __ HVAC __ ELEC __ PLBG			

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 13,000

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 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE Shaina Barman DATE 1/26/2021

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/**

PERMIT FEE: \$ 75 CHECK #: _____ DATE: _____

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK



Window 1 Before



Window 1 After



Window 2 Before



Window 2 After



Window 3&4 Before



Window 3&4 After



Window 5 Before

rSuite PCS 2

ID#	ROOM	SIZE		DETAILS	PRICE
101	Room 1	132 W 71 H		Window: Gliding , Triple, 1:2:1, Base Frame, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass Hardware: Stone , Standard Color Extra Lock Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	
102	Room 1	31 W 83 H		Window: Double-Hung , 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	
103	Room 1	31 W 83 H		Window: Double-Hung , 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	
104	Room 1	28 W 61 H		Window: Double-Hung , 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	
105	Room 1	28 W 61 H		Window: Double-Hung , 1:1, Flat Sill Insert, Contemporary Checkrail, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Hardware: Stone Screen: TruScene , Full Screen Grille Style: No Grille Misc: None	
WINDOWS: 5		PATIO DOORS: 0	SPECIALTY: 0	MISC: 0	TOTAL

UPDATED: 02/01/21

COVID-19 Updates: In order to help reduce the increased spread of COVID-19, our headquarters building will be **closed** to the public until at least February 8, 2021. [Click here for more information.](#)



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EVENTS

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PROPERTY RECORD

14 N MADISON ST

Architecture and History Inventory

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NAMES

Historic Name: **A. C. THORP BUILDING**

Other Name: **Pete's Inn, Joe's Cafe**

Contributing: **Yes**

Reference Number: **84947**

PROPERTY LOCATION

Location (Address): **14 N MADISON ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1892**

Additions: **1903**

Survey Date: **2006**

Historic Use: **retail building**

Architectural Style: **Commercial Vernacular**

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**

State Register Listing Date: **1/1/1989**

National Register Multiple Property Name:

NOTES

Additional Information: BUILT IN 1892 AND EXPANDED TO THE EAST IN 1903.

Bibliographic References: EVANSVILLE REVIEW. JUNE 7, 1892; JUNE 11, 1903. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

RECORD LOCATION

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



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

HPC-2021-02

1 message

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

Sat, Feb 13, 2021 at 10:57 AM

Shaina,

Thank you for the recent Application for Certificate of Appropriateness. City staff has preliminarily reviewed the application and has concerns the proposed window replacements will not be approvable by the Historic Preservation Commission (HPC). Please update your application with the following :

- Submit detailed drawings of the proposed window or a partial mock-up or sample.
- The window tops should remain arched and follow the profile of the original window openings, see attached sketch from a similar application.

The commission will discuss HPC-2021-02 again at the next virtual regular meeting on 2/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above as soon as possible, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant**Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285**Fax: (608)-882-2282**[Jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)*"Best City for young families in Wisconsin" – nerdwallet.com***Staff Window Sketch.pdf**

109K

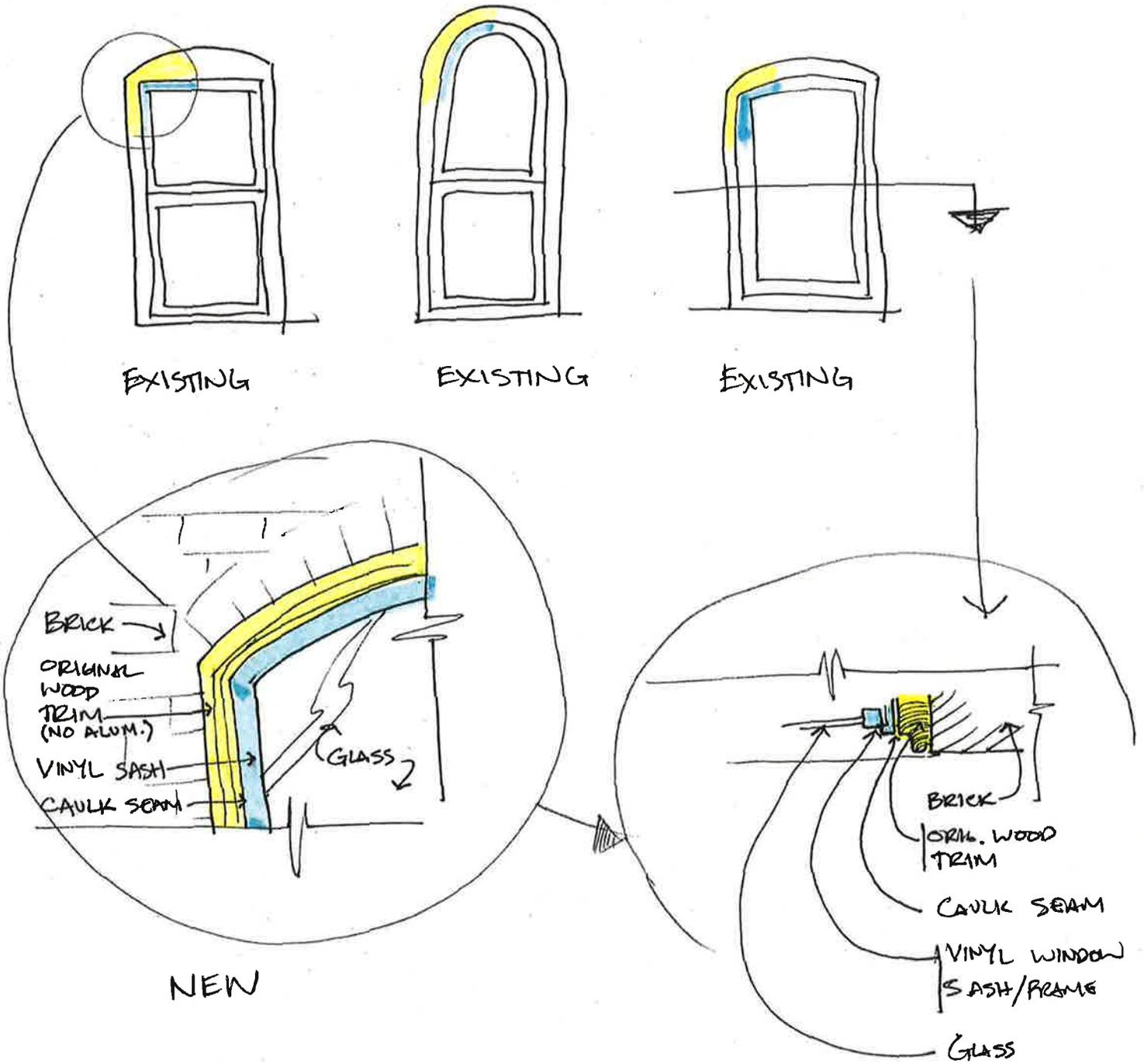


City of Evansville

www.ci.evansville.wi.gov

31 S Madison St
PO Box 76
Evansville, WI 53536
(608) 882-2266

Example Window Replacements - City Staff Sketch



FAÇADE IMPROVEMENT AGREEMENT BETWEEN
LINDA CHURCH, d/b/a PETE'S INN, AND
EVANSVILLE REDEVELOPMENT AUTHORITY

THIS AGREEMENT is made and entered into this 22 day of Dec, 2004.

RECITALS

WHEREAS, Linda Church, d/b/a Pete's Inn, owns the property located at 14 North Madison Street (the "Building"), the first floor of which is occupied by a tavern she operates and the upper floor of which is occupied by apartments;

WHEREAS, the Building, located near the intersection of Madison Street and Main Street, is highly visible;

WHEREAS, the Building is of considerable age and is located in the Evansville Historic District;

WHEREAS, the Evansville Redevelopment Authority (ERA) seeks to encourage owners of property in the downtown to improve their building facades to make downtown Evansville a more attractive place to visit, shop and dine, and to restore the historic appearance of buildings;

WHEREAS, Ms. Church would like to make the following improvements to the Building: replace the roof, replace the windows, repair the exterior masonry, paint the exterior, and add an awning; and

WHEREAS, the estimated cost of these improvements is \$68,500, and Ms. Church is requesting financial assistance from the ERA;

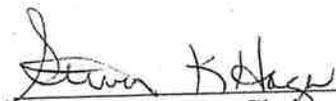
NOW, THEREFORE, in consideration of these recitals and the mutual covenants set forth below, Ms. Church and the ERA mutually agree as follows:

1. PRIVATE IMPROVEMENTS. Ms. Church will make the following improvements to the Building: (a) replace the entire existing roof with a new roof, (b) replace all of the existing and boarded up windows with windows that have curved glass at the top to match the historic window openings, including the four windows on the upper floor that were framed in smaller than the historic window openings, (c) repair the exterior masonry, (d) paint the exterior, and (f) add an awning.
2. REQUIRED DOCUMENTATION. Ms. Church shall deliver to the ERA's executive director copies of (a) two independent estimates of the cost of each item identified in Section 1 and (b) the invoice for each item identified in Section 1.
3. GRANT TO OWNER. If Ms. Church performs the work and provides the documentation discussed in Sections 1 and 2, the ERA will make a grant to Ms Church in an amount equal to (a) 21.9% of the total, actual costs paid by Ms. Church for the items identified in Section 1 or (b) \$15,000, whichever is less.

4. SEVERABILITY. The parties agree in the event any single term of this Agreement is found to be illegal or unenforceable, the remaining terms of the document shall be given full force and effect.
5. BINDING AGREEMENT. This Agreement becomes binding on the ERA when executed by the Chairperson and Executive Director after approval by the ERA's board and the Common Council of the City of Evansville. This Agreement becomes binding on Ms. Church when executed by Ms Church.
6. PARTIES BOUND BY AGREEMENT. This Agreement is binding on the parties, their heirs, successors, and assigns.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the date first above stated.

Evansville Redevelopment Authority

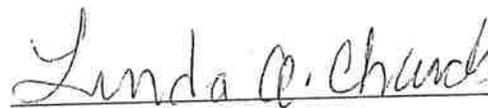


Steven K. Hagen, Chairperson (SEAL)

ATTEST: 

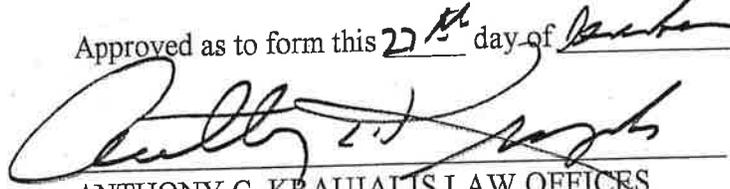
William E. Connors, Executive Director (SEAL)

Linda Church, d/b/a Pete's Inn



Linda Church (SEAL)

Approved as to form this 22nd day of December, 2004.



ANTHONY C. KRAUJALIS LAW OFFICES
Anthony C. Kraujalis
State Bar No. 1015307
City Attorney, City of Evansville

Drafted by William E. Connors, City Administrator, Nov. 9, 2004



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

HPC-2021-02

1 message

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

Thu, Feb 18, 2021 at 4:18 PM

Lewis,

Thank you for the recent Application for Certificate of Appropriateness. The Historic Preservation Commission (HPC) preliminarily reviewed the application at the February 18, 2021 Meeting and took no action at this time. They requested an update the the application with the following :

- Submit detailed drawings of the proposed window or a partial mock-up or sample.
- The window tops should remain arched and follow the profile of the original window openings, see attached sketch from a similar application. (Note this will require re-working some of the exterior trim.)
- Additionally, the commission discussed the idea of the windows in the rear of the building, not visible from the public sidewalk having typical rectangular openings and the ability to apply for a Building Improvement Grant if needed to assist with the cost to revise any of the windows in the front or side as described above.

The commission will discuss HPC-2021-02 again at the next virtual regular meeting on 3/17/21 at 6pm. You are encouraged to attend this meeting using this link: <https://meet.google.com/amx-jnqp-vqu> or by phone: 1 323-886-1792 and use PIN: 691 131 856#

Please submit the revisions to your application outlined above no later than March 5, 2021, failure to do so will result in your application review being further delayed or denied.

Thank You - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

[Jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov)

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



8C

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

20 Mill Street.

1 message

Steve Mortaloni <smortaloni@gmail.com>
To: jason.sergeant@ci.evansville.wi.gov

Wed, Jan 20, 2021 at 12:11 PM

The buyer inadvertently mixed up the plans. Enclosed are the two plans they mixed up. Can I get approval on both to ensure they can have one?

2 attachments

 **HUse201152021.pdf**
1914K

 **HUse301152021.pdf**
1793K

City of Evansville

Guidelines for New Construction in Historic Districts

The City of Evansville has a rich history of preserving historic buildings for generations to experience and enjoy. Evansville encourages these activities through its ordinances, guiding commissions on the review process, offering businesses façade grants, and coordination with State Tax Credit and grant programs to assist building owners investing in Evansville.

New construction within Evansville's historic districts provides a unique opportunity to contribute to and maintain the community's vibrant history and strengthen our core neighborhoods.

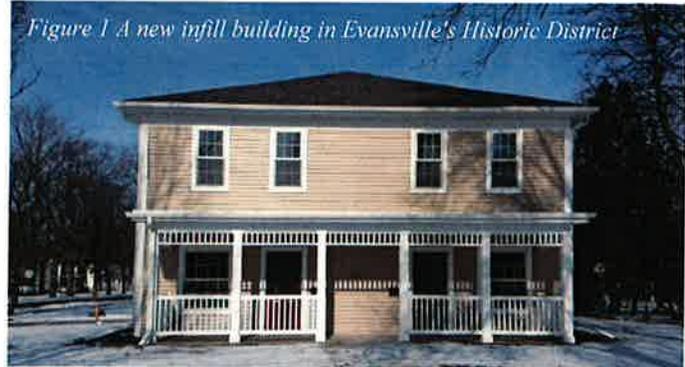


Figure 1 A new infill building in Evansville's Historic District

Steps for constructing a new building in a historic district:

- 1) Receive Certificate of Appropriateness from the Historic Preservation Commission
- 2) Receive approval of a Conditional Use Permit from Plan Commission
- 3) Receive a building permit from building inspector

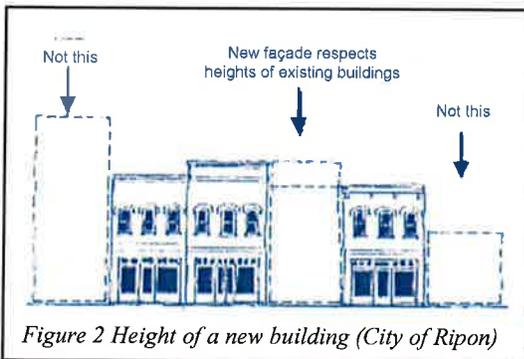


Figure 2 Height of a new building (City of Ripon)

Size, scale and exterior materials are the main focus of design review. Buildings are reviewed based on twelve primary criteria outlined in the Zoning Code (see back of page for the complete list). Typically the structure is compared to the most adjacent historic structures:

If the building is located in a district with tall narrow buildings, a proposed building should also reflect that scale, shape and size.

A proposed building should reflect the typical window and door patterns found in a district with a similar number and placement of doors and windows.

Exterior materials should be similar to others used in the district and consistent with materials used during a districts' period of significance. (Typically 1890's for Evansville, WI)

New buildings in a district offer a unique advantage to build the desired shape and density of buildings in the past and take advantage of the modern conveniences and construction standards of today. It is important to avoid degrading or distracting from a historic district's visual impression. Keep in mind the goal is not to recreate replicas of existing or historic buildings in the districts.

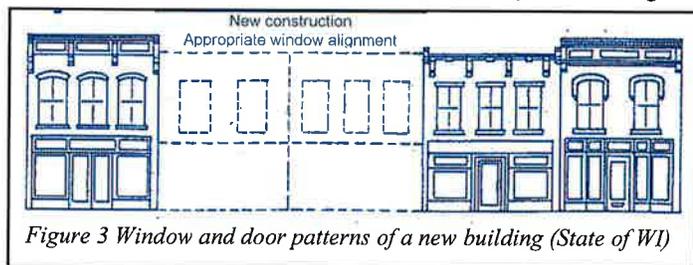


Figure 3 Window and door patterns of a new building (State of WI)



Community Development Director, Jason Sergeant
City of Evansville, 31 S Madison, Evansville, WI
jason.sergeant@ci.evansville.wi.gov or (608)-882-2285

City of Evansville

Guidelines for New Construction in Historic Districts

Section 130-1121 Historic Conservation Overlay District provides guidelines for review by the Historic Preservation Commission and Plan Commission. See the other side of this sheet to better understand how to use these regulations:

"In general, the following items shall be considered in making decisions about conditional use requests within this district:

- (1) Height. All new structures should be constructed to a height visually compatible with the buildings and environment with which they are visually related.*
- (2) Scale. The gross volume of any new structure should be visually compatible with the buildings and environment with which it is visually related.*
- (3) Proportion of front facades. In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the buildings and environment with which it is visually related.*
- (4) Proportion of openings. The proportions and relationships between doors and windows in the street facades should be visually compatible with the buildings and environment with which they are visually related.*
- (5) Rhythm of solids to voids. The rhythm of solids to voids created by openings in the facade should be visually compatible with the buildings and environment with which it is visually related.*
- (6) Rhythm of spacing. The existing rhythm created by existing building masses and spaces between them should be preserved.*
- (7) Relationship of materials. The materials used in the final facades should be visually compatible with the buildings and environment with which they are visually related.*
- (8) Relationship of textures. The texture inherent in the facade should be visually compatible with the buildings and environment with which it is visually related.*
- (9) Relationship of roofs. The design of the roof should be visually compatible with the buildings and environment with which it is visually related.*
- (10) Landscaping. The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the buildings and environment with which it is visually related.*
- (11) Directional expression of front elevation. All street facades should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.*
- (12) Relationship of architectural details. Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.*

(Code 1986, § 17.44(3))"



Community Development Director, Jason Sergeant
City of Evansville, 31 S Madison, Evansville, WI
jason.sergeant@ci.evansville.wi.gov or (608)-882-2285

Plan 57-638



1368 sq/ft, 3 beds, 2 baths, 50' wide, 36' 4" deep



Pricing

Plan Set

5 Copy Set	\$889.00
PDF Set	\$889.00
Reproducible Set	\$889.00
8 Copy Set	\$964.00
CAD Set	\$1389.00

Foundation

Basement	+\$0.00
Crawlspace	+\$250.00
Slab	+\$250.00

Framing

Wood 2x4	\$0.00
Wood 2x6	\$150.00

Right-Reading Reverse

Each	+\$150.00
------	-----------

Additional Construction Sets

Each Additional Set	+\$50.00/each
---------------------	---------------

Audio Video Design

Each	\$100.00
------	----------

Construction Guide

Each	\$39.00
------	---------

Material List

Each	+\$125.00
------	-----------

House Features

Main Floor Master Bedroom	Great Room Living Room
Split Bedrooms	Detached Garage
Walk In Closet	Suited For Narrow Lot
Kitchen Island	Covered Front Porch
Great Room Living Room	Economical To Build

Styles Classifications

Ranch	Cottage
Country	

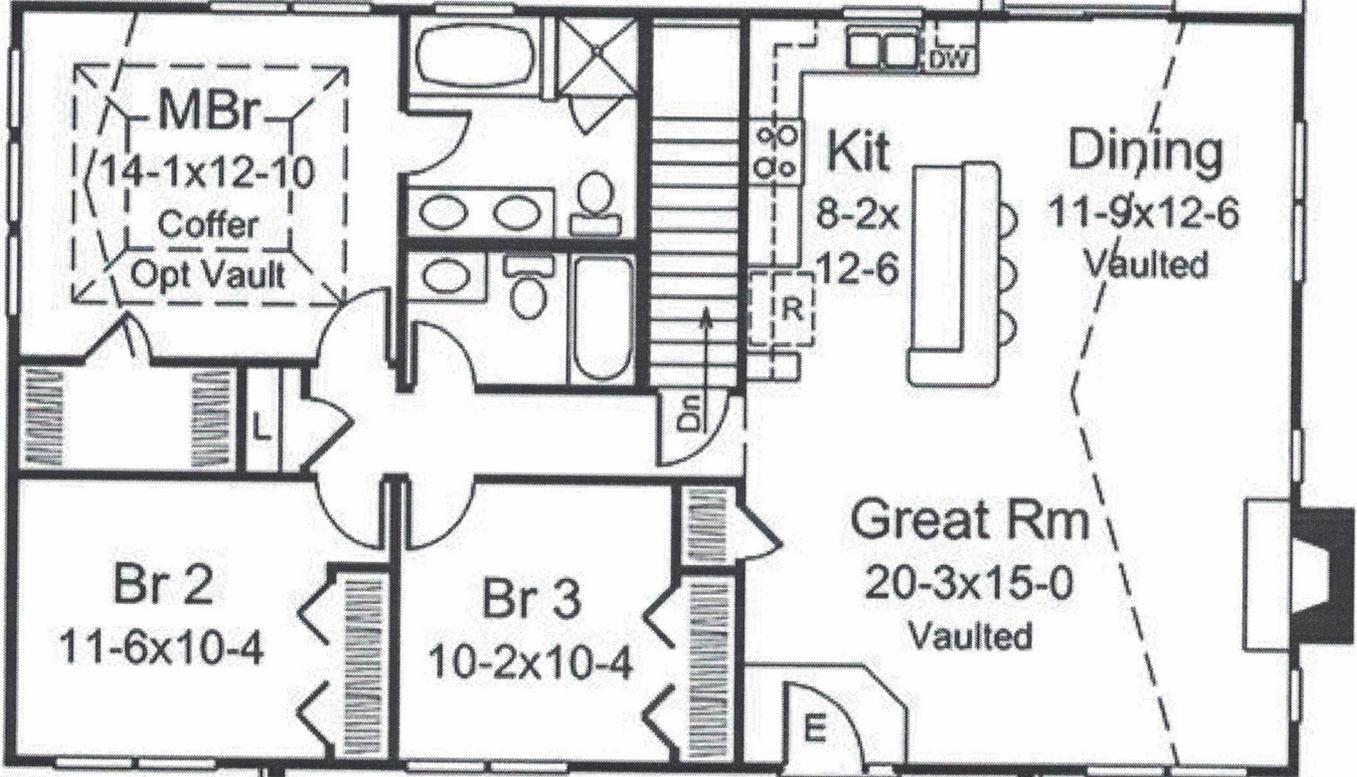
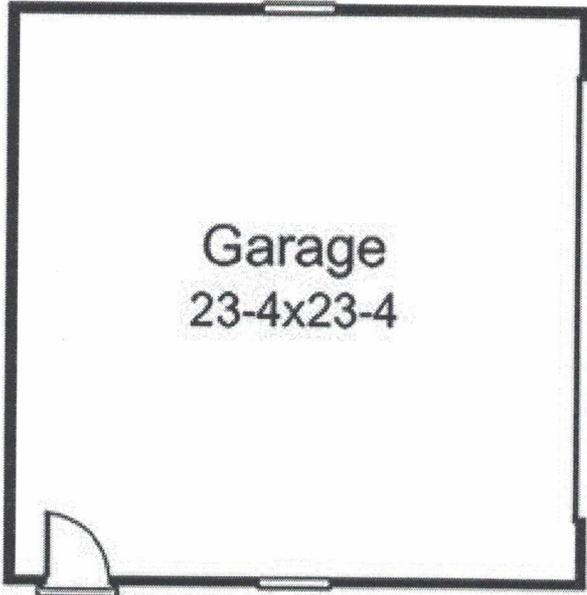
Specifications

Basement	1268 sq/ft
Garage	576 sq/ft
Main Floor	1368 sq/ft
Porch	170 sq/ft

Depth	36' 4"
Height	19' 2"
Width	50'

Primary Pitch	6/12
Roof Framing	Truss
Roof Type	Composition
Secondary Pitch	8/12

Main Ceiling	9'
--------------	----



Porch



HOUSEPLANS

Questions about this plan? Visit [Houseplans.com](https://www.houseplans.com) today or call 1-800-913-2350

View this plan at <https://www.houseplans.com/plan/1368-square-feet-3-bedroom-2-bathroom-2-garage-ranch-cottage-country-sp264459>

In addition to the house plans you order, you may also need a site plan that shows where the house is going to be located on the property. You might also need beams sized to accommodate roof loads specific to your region. Your home builder can usually help you with this. You may also need a septic design unless your lot is served by a sanitary sewer system. Many areas now have area-specific energy codes that also have to be followed. This normally involves filling out a simple form providing documentation that your house plans are in compliance.

To find out what documents you should expect with your house plans, see <https://www.houseplans.com/whats-included>.

In some regions, there is a second step you will need to take to insure your house plans are in compliance with local codes. Some areas of North America have very strict engineering requirements. Examples of this would be earthquake-prone areas of California and the Pacific Coast, hurricane risk areas of the Florida, Gulf & Carolina Coasts. New York, New Jersey, Nevada, and parts of Illinois require review by a local professional as well. If you are building in these areas, it is most likely you will need to hire a state licensed structural engineer to analyze the design and provide additional drawings and calculations required by your building department. If you aren't sure, building departments typically have a handout they will give you listing all of the items they require to submit for and obtain a building permit.

Additionally, stock plans do not have a professional stamp attached. If your building department requires one, they will only accept a stamp from a professional licensed in the state where you plan to build. In this case, you will need to take your house plans to a local engineer or architect for review and stamping. In addition, plans which are used to construct homes in Nevada are required to be drawn by a licensed Nevada architect.

Note: All sales on house plans are final. No refunds or exchanges can be given once your order has been fulfilled or once we have begun to customize a home plan to your specifications.



1-800-913-2350



REGISTER LOGIN SAVED # CART

PLAN 929-47



Photographs may show modified designs.

Home / Style / Country

KEY SPECS



1246
sq ft



3
Beds



2
Baths



1
Floors



2
Garages

Select Plan Set Options

PDF Set - \$995.00

What's included?



Select Foundation Options

Crawlspace - +\$0.00

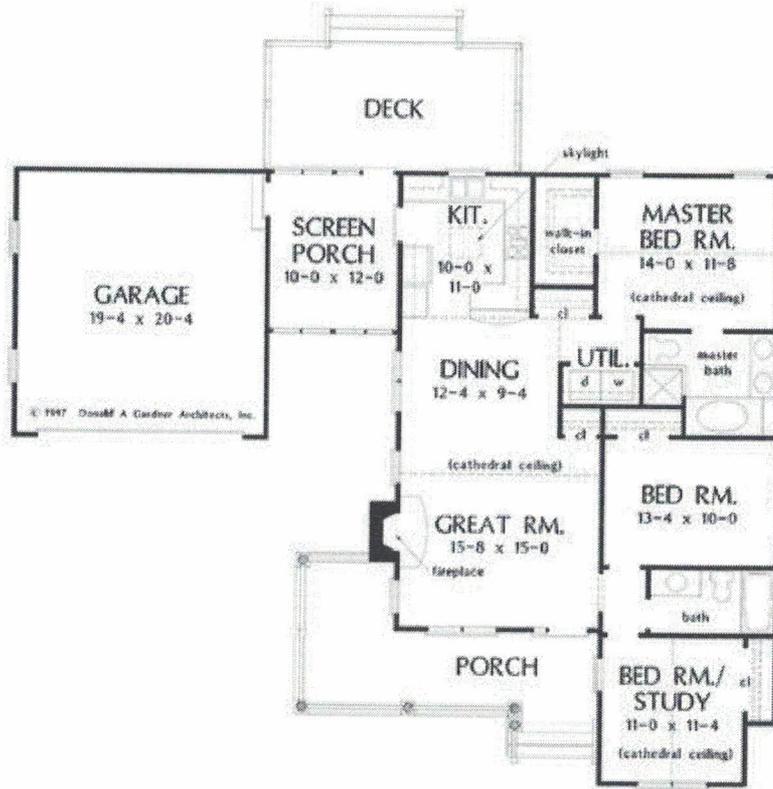


Coupon Codes **ptions**

FLOOR PLANS

Floor Plan - Main Floor

Reverse



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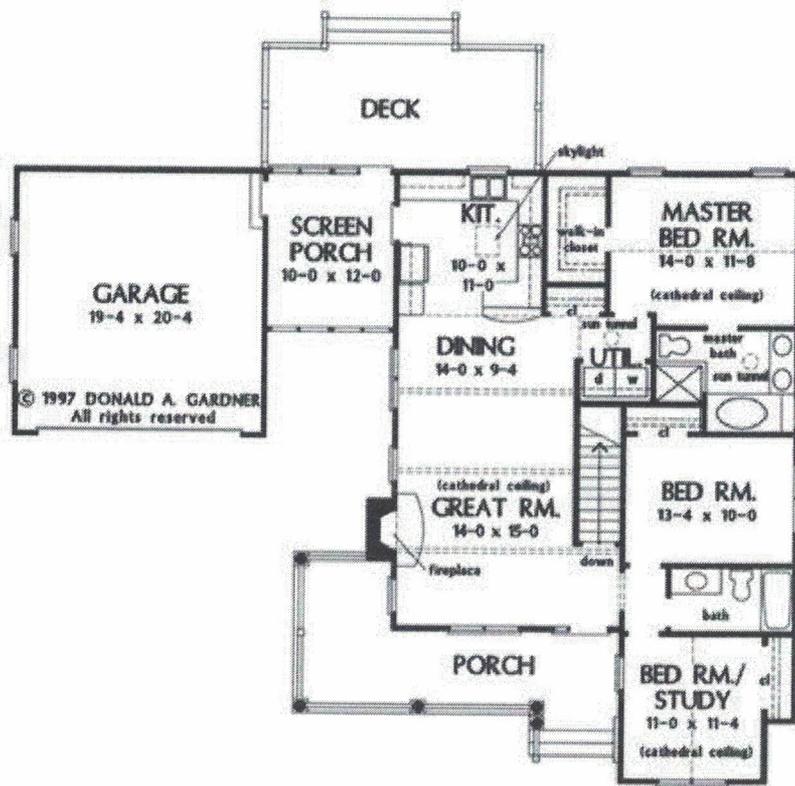
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Floor Plan - Main Floor

Reverse





FULL SPECS & FEATURES

Basic Features

Bedrooms : 3
Stories: 1

Baths : 2
Garages: 2

Dimension

Depth : 48'
Width : 60'

Height : 24'

Area

Total : 1246 sq/ft

Deck: 200 sq/ft
Garage: 420 sq/ft

First Floor: 1246 sq/ft height 8'

**Total Square Footage only includes conditioned space and does not include garages, porches, bonus rooms, or decks.*

Ceiling



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

20 Mill St.

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Steve Beaner <smortaloni@gmail.com>
Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Wed, Feb 17, 2021 at 7:37 PM

Steve,

I think the information I've sent so far includes most of the information you would need to consider. Look at all three application forms I mention to understand submittal requirements if you choose to proceed. The most important step is providing evidence the building is not able to be repaired. You are welcome to attend any meeting and speak under public comments if you don't have a submitted application and would like more guidance from the commission. I did forward your recent inquiries to the commission and they shared concern over understanding why the building isn't repairable.

Best - Jason

On Wed, Feb 17, 2021 at 7:16 PM Steve Beaner <smortaloni@gmail.com> wrote:
How am I supposed to obtain a building permit if I have no building to build?

On Wed, Feb 17, 2021, 7:07 PM Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:
Steve-

I'd refer you to my initial email, I'm also attaching a meeting schedule.

-Jason

----- Forwarded message -----

From: **Jason Sergeant** <jason.sergeant@ci.evansville.wi.gov>
Date: Tue, Feb 2, 2021 at 1:02 PM
Subject: Re: 20 Mill St.
To: Steve Mortaloni <smortaloni@gmail.com>
Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>

I copied and pasted what I sent below:

Steve,

A completed: 1.) Demolition, 2.) COA application for historic preservation review. 3.) Building Permit, and 4.) a conditional use permit would need to be filled out and submitted. These items will require public notice, public hearings and approval at Historic and Plan Commission Meetings. The proposal must include a detailed analysis as to why the building cannot be repaired and all options you have considered as well as detailed site, landscaping, elevations, and floor plans. Any reconstruction would have to fit in with the context of the neighborhood and the building being replaced. See this page for permit forms needed: https://ci.evansville.wi.gov/city_government/planning__zoning_and_inspections/

See the attached sheet for new construction in the district, I'd also advise you to take a look at 257-259 W Liberty, 268 W Liberty, 18 Railroad, and 318-322 W Main Street. These are all homes that are new construction in the district.

On Wed, Jan 20, 2021 at 11:53 AM Steve Mortaloni <smortaloni@gmail.com> wrote:

Jason,

I know we have discussed this property a little while ago. I have thought long and hard about this and we feel it would be best to demo the house and rebuild as the entire structure (the bones) are shot.

Could you, again, let me know the steps that I need to follow to get things approved so I can begin this process and rid the eyesore of Mill Street.

Thank you
Steve Mortaloni
608-438-2372

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 529

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](#)

--

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City of Evansville

Community Development Department

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

Commission Member Information Form

Evansville has a seven-member Historic Preservation Commission (HPC). All the committee members are selected for their recognized experience, interest, or professional knowledge of historic preservation. Members are officially appointed by the Mayor; one member of the HPC is simultaneously a City Alderperson. The remaining six HPC members are citizen members. Per Chapter 62 of the Municipal Code, the HPC responsibilities include promotion of historic sites, public participation, development of review criteria, cooperation with state and federal guidelines, and review of historic applications. The Committee typically meets the 3rd Wednesday of the month at 6:00 pm in City Hall; 31 S. Madison Street, Evansville WI. Please complete the information below to express your interest in joining the commission. Name, Phone, and Email will be listed on the City's website if you are appointed.

Name: _____

Address: _____

Phone: _____

Email: _____

What experience do you have with Historic Preservation?

What are your goals for the Historic Preservation Commission?

Please submit this information form and/or any questions to Jason Sergeant, Community Development Director at jason.sergeant@ci.evansville.wi.gov or 608-882-2285.