

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, April 21, 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 March 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. 14 N Madison – Window Replacement (HPC-2021-02)
 - C. 100 College Drive – Windows (HPC-2021-03)
 - D. 133 Grove – Fence and Porch (HPC-2021-09)
 - E. 129 E Main – Porches (HPC-2021-11)
 - F. 12 E Main – Roof (HPC-2021-12)
 - G. 22 E Main – Shed (HPC-2021-13)
 - H. 334 W Main – Roof, Windows and Fence (HPC-2021-14)
 - I. 115 S Second – Fence (HPC-2021-15)
8. Discussion Items
 - A. 20 Mill Street – Demolition and Reconstruction (HPC-2021-10)
9. Correspondence, Comments or Concerns
10. Next Meeting Date: *and May 19, 2021.*
11. Motion to Adjourn.

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

**City of Evansville Historic Preservation Commission
Regular Meeting / Virtual
Wednesday March 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
Vice-chair Steve Culbertson	P	Tina Hovorka, Applicant
Gene Lewis	P	Kari Zarecki, Applicant
VACANT	A	Casey Miller, Applicant
Matt Koser	A	Steve Mortaloni, Applicant
Cheryl Doerfer	P	
Steve Christens	A	

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

4. Motion to waive the reading of the minutes from the February 17, 2020 meeting and approve them as printed by Lewis, seconded by Culbertson. Approved unanimously.

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

6. Citizen appearances and Public Presentations.

7. Applications- Action Items:

A. 113 E Main – New Wall Sign (HPC-2020-47)

Applicant not present. Further details will be coming forward.

Motion to table the application by Stephans, seconded by Culbertson. Approved unanimously.

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

Applicant Hovorka explained the project as stated in the application. She also noted the concrete steps will be replaced with wooden steps. **Motion to accept the application finding the proposal meets the criteria outlined in the decision by Lewis, seconded by Culbertson. Approved unanimously.**

C. 24 E Main– Roof and Porch (HPC-2021-05)

Applicant not present. **Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Doerfer. Approved unanimously.**

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

D. 29 W Liberty – Fence and Pool (HPC-2021-07)

Applicant Zarecki reviews project with commission. *Motion to accept the application finding the proposal meets the criteria outlined in the decision by Lewis, seconded by Doerfer. Approved unanimously.*

E. 419 S First – Siding (HPC-2021-08)

Applicant Casey Miller reviewed the project with commission. *Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Lewis. Approved unanimously.*

F. Motion to Approve 2020 Annual Report, 2021-2022 Meeting Schedule, and 2021 Annual Letter

Motion to approve by Doerfer, seconded by Lewis. Approved unanimously.

8. Discussion Items:

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

Applicant not present. Application reviewed, discussed. Commission has questions and further details are needed.

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

Applicant not present. Commission reviewed application. More details are forth coming.

C. 20 Mill – Demolition Update

Applicant Steve Mortaloni reviewed the building state and issues regarding renovation vs. demolition. No application submitted at this time.

D. New Member Interest Form

Sergeant reviewed a “New Member Interest Form” for HPC.

9. Report of the Community Development Director.

A. Staff Issued Certificates of Appropriateness

- i. 125 Grove – Roof (HPC-2021-06)**

10. Correspondence, Comments and Concerns.

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

12. Motion to Adjourn by Doerfer, seconded by Lewis. 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>	
<p><i>no</i></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
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- 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

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

--

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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

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>

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

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



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

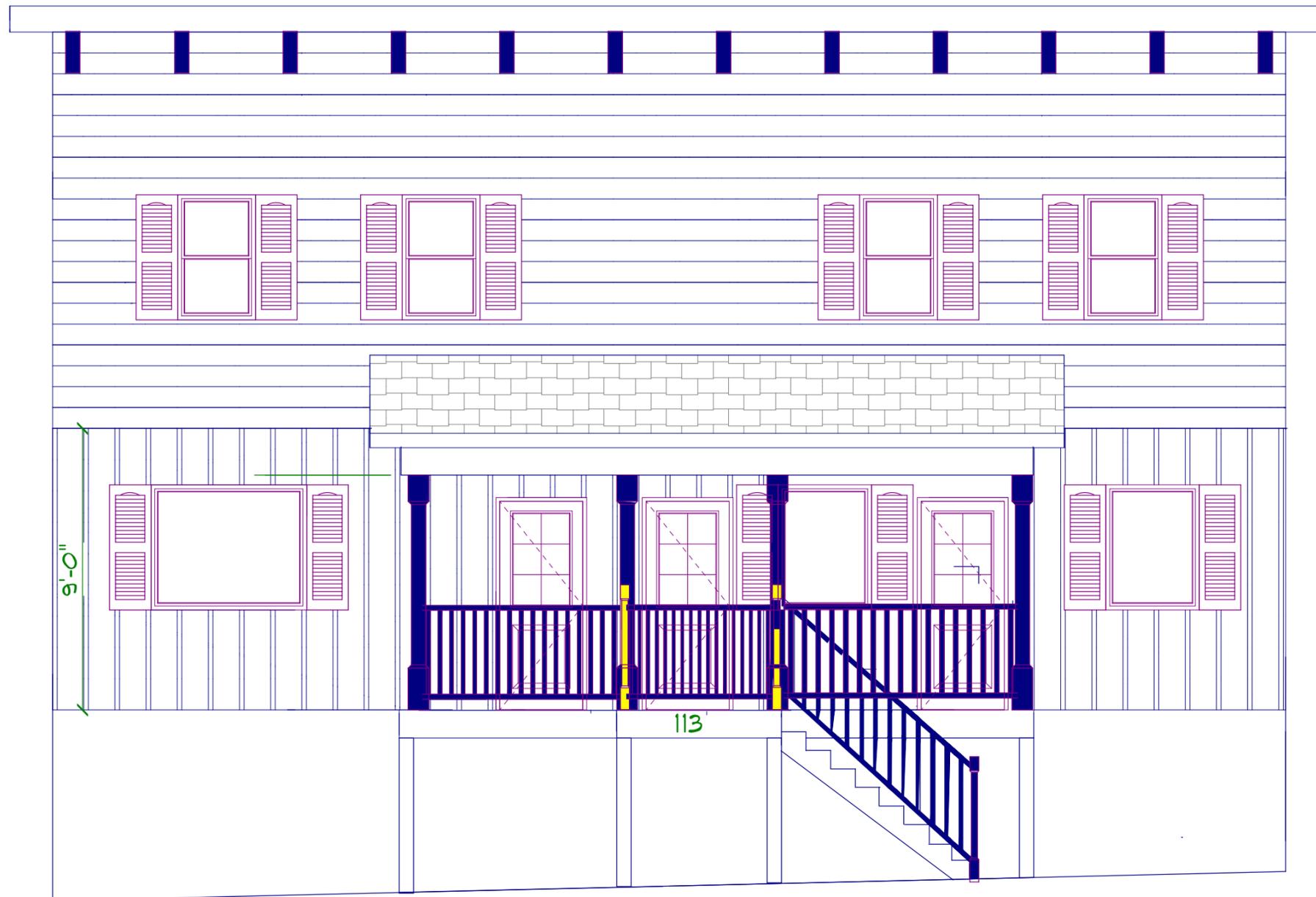
113

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





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 19, 2021

Jim Schoenenberger
312 W Liberty
Evansville, WI 53536

RE: Review of Application HPC-2020-47 on parcel 6-27-120 (111 E Main)

Applicant,

Thank you for the information provided thus far, it has been very helpful. The Commission reviewed the application at the last meeting and was excited to see the revised front drawing. A few questions came up, see below. Your application has been scheduled for review at the next meeting:

City of Evansville Historic Preservation Commission

Regular Meeting

Wednesday, April 21, 2021, 6:00 p.m.

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

Please submit the following no later than April 9, 2021:

- **Sample or detailed information of proposed front and rear decking**
- **Sample or detailed information of proposed front and rear railings**
- **Sample or detailed information of proposed porch ceiling and roof materials**
- **Material information and scope of expected work to repair stairs to lower level**

If you have any questions regarding this letter, please contact Jason Sergeant, Community Development Director at: jason.sergeant@ci.evansville.wi.gov or (608)-882-2285.

Sincerely,

Jason Sergeant

Community Development Director

CC: Larry Schalk, Building Inspector; Mark Kopp, City Attorney; Tim Magee, Magee Construction



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

application

1 message

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

Wed, Apr 7, 2021 at 9:06 AM

1. front and rear decking , rear is cement front wood up to code.
2. front and rear railings , wood up to code
3. porch ceiling and roof materials , none , not in budget , and not original to building
4. stairs to lower level , cover with wood , being open , just fills up with trash and leaves



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>LEWIS DAHLBERG</u>	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: <u>608-850-2104</u>	Parcel Tax ID Number: 222 <u>001011</u>
	Applicant Email: <u>LDAHLBERG@WAVNAKEEREMODELING.COM</u>	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: <u>Bret Church</u> <i>Lindy Church</i>	Historic Property Name:
	Owner Address:	<u>A.C. Thorp Building</u>
	14 N Madison St, Evansville, WI 53536	AHI Number: <u>84947</u>
Owner Phone: 608-882-4170	Contributing: Y or N	
Owner Email:		

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

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

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

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

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

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

SUBMITTED BY: 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
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>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>
	<p> </p> <p> </p> <p> </p> <p> </p> <p> </p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>Eliminate the circle tops, frame in that part of the opening and finish it off with painted plywood to match.</p>
	<p> </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.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p>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> </p> <p> </p> <p> </p> <p> </p> <p> </p>	
<p>4C Have you submitted this project for state or federal tax credits? <i>NO</i></p>	



Window 1 Before



Window 1 After



Window 2 Before



Window 2 After



Window 3&4 Before



Window 3&4 After



Window 5 Before



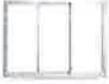
rSuite PCS 2

Quote

Jackson Pellett (608)477-0073

Bret Church

14 N Madison St
 Evansville , WI 53536
 6088824170

ID#	ROOM	SIZE	DETAILS	PRICE
101	Room 1	132 W 71 H	 <p>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</p>	
102	Room 1	31 W 83 H	 <p>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</p>	
103	Room 1	31 W 83 H	 <p>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</p>	
104	Room 1	28 W 61 H	 <p>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</p>	
105	Room 1	28 W 61 H	 <p>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</p>	
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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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

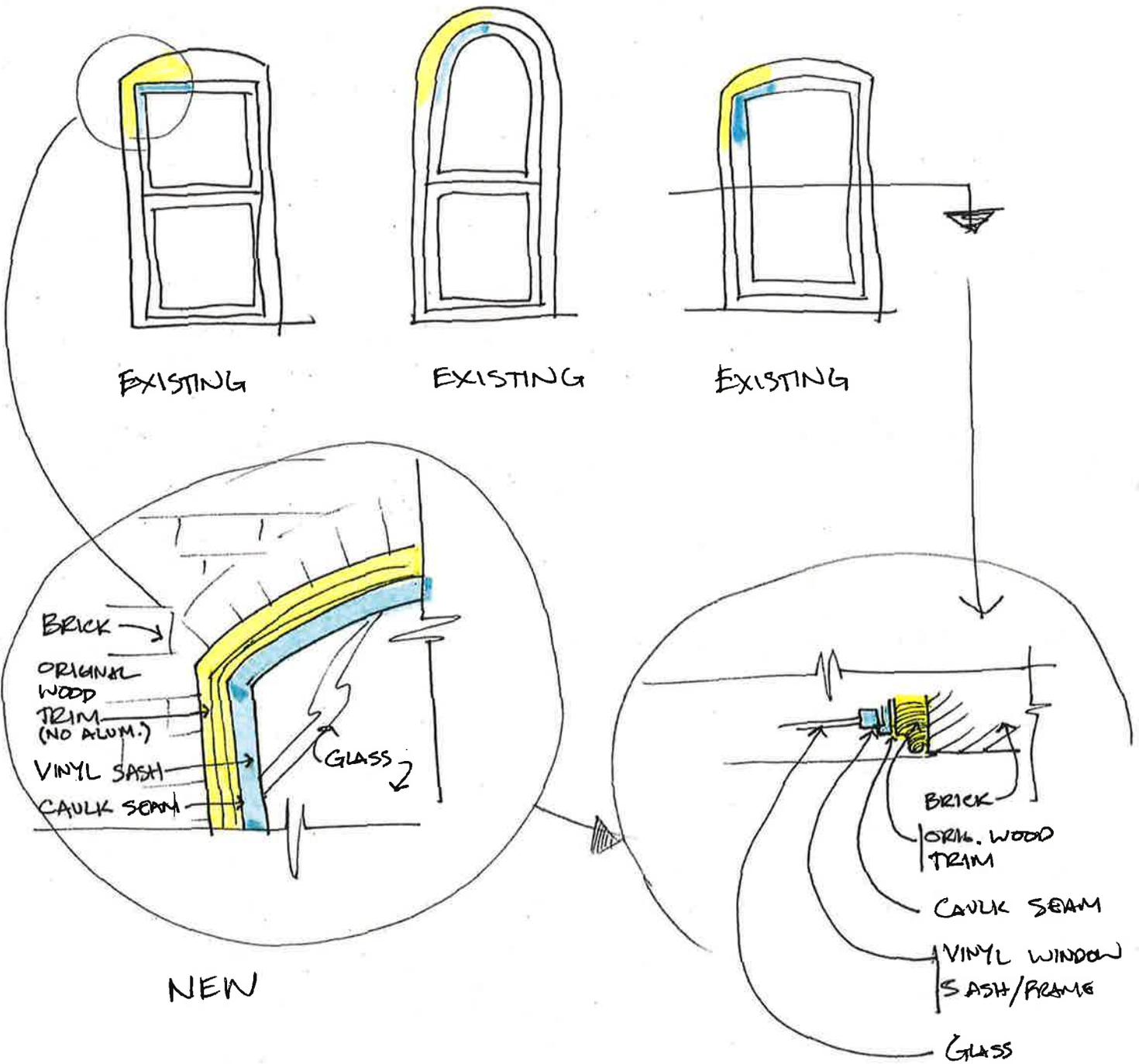


City of Evansville

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;

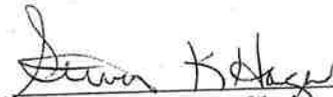
NOW, THEREFORE, in consideration of these recitals and the mutual covenants set forth below, Ms. Church and the ERA mutually agree as follows:

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: 

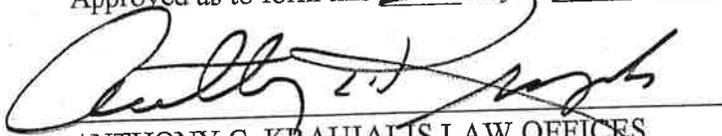
William E. Connors, Executive Director (SEAL)

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



Linda Church (SEAL)

Approved as to form this 27th day of October, 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 Packet for 2/17/21 6pm Meeting

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

Tue, Feb 16, 2021 at 10:55 AM

Do you want his contact info switched with yours on the application? Per City policy, we only contact those listed on the application.

-J

On Tue, Feb 16, 2021 at 10:00 AM Shaina Barman <sbarman@waunakeeremodeling.com> wrote:

Hi Jason. Thank you for all of the info on the HPC Meeting and our application.

I have forwarded the information to Lewis Dahlberg our sales manager as he will be the one getting you more of the information needed as he is more familiar with the window project.

His email is ldahlberg@waunakeeremodeling.com and his phone number is 608-850-2158. Just an FYI you will be hearing from him going forward.

Thank you,

Shaina Barman

Contracts Administrator | Waunakee Remodeling, Inc.

P: 608-850-2104 | **F:** 608-849-9335

E: sbarman@waunakeeremodeling.com



From: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
Sent: Tuesday, February 16, 2021 9:53 AM
To: Leah Hurlley <leah.hurlley@ci.evansville.wi.gov>
Subject: HPC Packet for 2/17/21 6pm Meeting

All,

Find the packet here:

https://ci.evansville.wi.gov/content/meeting_downloads/meeting_downloads_95_note_file.pdf



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

HPC-2021-02

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: Idahlberg@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***"Best City for young families in Wisconsin" – nerdwallet.com*



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

Church project

1 message

Jackson Pellett <JPellett@waunakeeremodeling.com>

Tue, Mar 16, 2021 at 11:03 AM

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

Hey Jason,

I have been revisiting this project for Pete's inn. After talking to Brett a little bit, it looks like he doesn't have a bunch of fines to add on to what we had originally proposed. One of the things that the committee objected to was getting rid of the circle top window in the front left corner of the building, as well as in the back corner of the right side of the building. The original plan that we had proposed was to remove those half circles and to cover them with a different material that would match the green trim work around the windows that's currently there. An idea that I am proposing, is to just pull out the windows that are there, and to replace them as is. That means that we would put in a new half circle top in that front window on the left side of the building, as well as that window in the back. That is the only way that this project is going to be able to get done in a way that works out for the business owners budget. To put those circle tops in adds about an extra \$4300 to the project. I do understand that you said that there was 3000 available via grants or the city, but the business owner would have to come up with the rest. If we were to take out the windows down to the brick, it's going to result in a lot of interior work. At that point the project is no longer feasible for the business owner, and he won't be able to move forward with it. I was hoping that the commission could come to some sort of a compromise with what we had originally proposed, versus what we would like to do now. Again, we would like to just take out what is there and replace it with a new window and not change any of the look. Let me know your thoughts on this Jason.

Jackson Pellett
Project Consultant
(608)477-0073



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

updated rendering

2 messages

Jackson Pellett <JPellett@waunakeeremodeling.com>

Wed, Mar 17, 2021 at 2:36 PM

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

Hey Jason,

Here is an updated rendering of what the project will look like. My computer skills are not the best, so I do apologize for that. We are hoping to take what is currently there out, and replace with new windows of the same style and configuration. I did my best to layer screenshots together in publisher. We are hoping to at least do this on the back window where it won't be visible from the street. That window also has a crack in it and needs to be replaced as soon as possible because of the lack of efficiency. The three other windows on the front of the building will be installed the same as they are now as far as distance to the brick. We will have to have some sort of aluminum border to cover the rough opening and flash the openings appropriately. I don't think those three windows were of any issue. These extra two circle top windows add just over \$4,000 to the project. We would like to pursue a grant to make this possible for the business owner.

Jackson Pellett

Project Consultant | [Waunakee Remodeling, Inc.](#)

P: 608-849-5155 | D: (608) 477-0073

E: jpellett@waunakeeremodeling.com

W: www.WaunakeeRemodeling.com

 cid:image001.png@01D56C78.7F269D10

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Screenshot (43).png

327K



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

Wed, Mar 17, 2021 at 5:38 PM

To: Jackson Pellett <JPellett@waunakeeremodeling.com>

Thank you for all the updates, I have no way to share them with the commission in advance of the meeting at this point, so unsure on how the discussion will go tonight.

The grant money is possible if there was a restoration to the original profile, in the case of replacing like for like, the grant wouldn't apply.



Window 1 After



Window 2
After



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: 14 N Madison St	Tax ID Number: 222 001011
Historic Property AHI Number: 84947	Parcel Number: 6-27-14



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 18, 2021

Lewis Dahlberg
Waunakee Remodeling
1001 Frank H Street
Waunakee, WI 53597

RE: Additional Information Needed for HPC-2021-02 application on parcel 6-27-14 (14 N Madison)

Applicant,

Thank you for your recent applications to replace windows. Your application has been received and preliminarily reviewed. However, more information is needed to continue review. Please submit the following no later than April 9th, 2021:

- Advise of correct applicant contact
- Clarify through photos of all four sides what windows are proposed to be replaced
- Provide dimensions of existing windows and proposed replacement windows
- Provide existing type and style of windows
- Provide detailed proposed window spec sheets and/or sample for review

The Commission discussed the proposal at the March 17, 2021 Meeting and had the following comments:

- The existing rounded windows would need to remain in place or be replaced with an identical window
- The existing double hung windows would need to remain in place or be replaced with an identical window
- The large window, identified as "Window 5" cannot be replaced with the sliding window proposed
- Preference expressed to restore the windows in the front to the original profile of the brick, this solution would allow a grant application to possibly be approved.

Failure to provide the requested information may result in delaying review or denying your application. If you have any questions regarding this letter, please contact Jason Sergeant, Community Development Director at: jason.sergeant@ci.evansville.wi.gov or (608)-882-2285.

Sincerely,

Jason Sergeant

Community Development Director

Enclosures: HPC and CUP Applications

CC: Bret Church, 14 N Madison St, Evansville, WI 53536



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

Church, Madison St

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

Fri, Apr 9, 2021 at 4:35 PM

Hey Jason,

Here is an updated spec sheet for the proposed project at Pete's Inn. The glider in the front would have simulated check rails on the two outer active panels. This will give the appearance of a double hung windows on both sides of a center picture window. This will maintain the existing look, but give the owner better functionality when he needs to serve food or open for air. The other windows would be replaced as they are now. This has added money to the project total. If this does not get approved this time around, the owner is going to go a different route. He wants to put these nice windows in, rather than repairing the glass and keeping the same windows.

Jackson Pellett
Project Consultant | Waunakee Remodeling, Inc.
P: 608-849-5155 | D: 608-477-0073
E: jpellett@waunakeeremodeling.com
W: www.WaunakeeRemodeling.com

 **Church, Bret 04-09-21_Quote.pdf**
390K



Quote

Jackson Pellett (608)477-0073

Bret Church

14 N Madison St
Evansville , WI 53536
6088824170

rSuite PCS 5

ID# ROOM SIZE DETAILS

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, No Pattern Hardware: Stone , Standard Color Extra Lock Screen: TruScene , Full Screen Grille Style: Full Divided Light (FDL with spacer) , Wide Bar, Permanently Applied Interior Wood Grille Grille Pattern: Sash 1: Colonial 2h , Sash 2: No Grille, Sash 3: Colonial 1w x 2h 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
106	Room 1	28 W 14 H		Specialty: Circle Top , Base Frame, Exterior Sandtone, Interior Sandtone Glass: All Sash: High Performance SmartSun Glass, No Pattern Grille Style: No Grille Misc: None

107 Room 1

28 W

14 H



Specialty: Circle Top , Base Frame, Exterior Sandtone,
Interior Sandtone **Glass:** All Sash: High Performance
SmartSun Glass, No Pattern **Grille Style:** No Grille **Misc:**
None

WINDOWS: 5

PATIO DOORS: 0

SPECIALTY: 2

MISC: 0

TOTAL \$23,666

UPDATED: 04/09/21

	<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: <i>Rock County Realty, LLC</i>	Historic Property Address: <i>100 College Dr (Cream building)</i>
	Applicant Mailing Address: <i>P.O. Box 643 Waukesha, WI 53187</i>	Evansville, WI 53536
	Applicant Phone: <i>262-955-3403</i>	The following information is available on the property's tax bill:
	Applicant Email: <i>rockcountyrealty@gmail.com</i>	Parcel Tax ID Number: <i>222 00122001</i>
	If different from above, please provide: <i>Con</i>	Parcel Number: <i>6-27-217.1</i>
	Owner Name: <i>Robert Gorectke</i>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: <i>546 W 23667 Whispering Hills Ct Waukesha, WI 53189</i>	Historic Property Name: <i>Evansville Seminary</i>
	Owner Phone: <i>262-271-0832</i>	AHI Number: <i>29484</i>
	Owner Email: <i>rgorectke@wi.rr.com</i>	Contributing: <input checked="" type="checkbox"/> 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: *Robert Gorectke* DATE: *Feb 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</p> <p style="text-align: center;">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.)</p> <p>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></p> <p style="text-align: right;"><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):

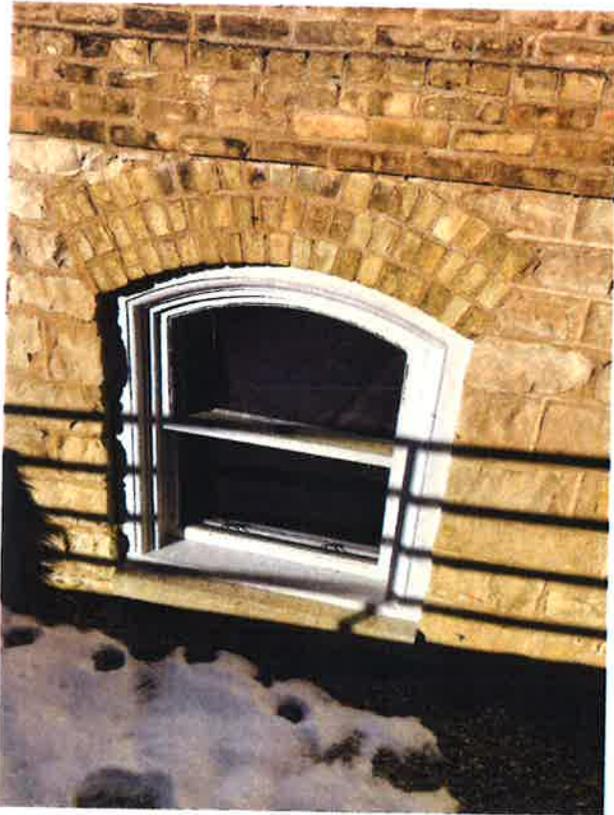
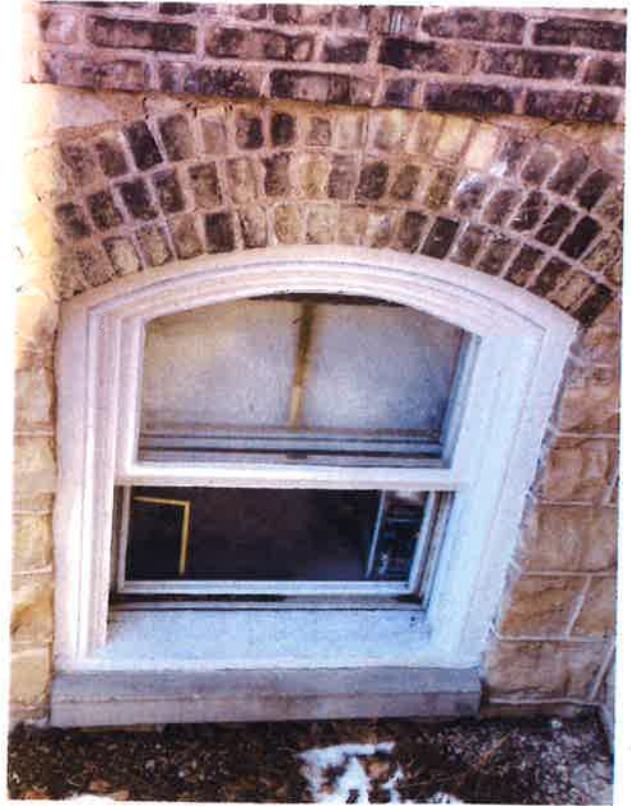
[] Approved, [] Not approved, or [] Approved with the following conditions:

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**

<https://www.wisconsinhistory.org/Records/Property/HI29484>

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 ▶

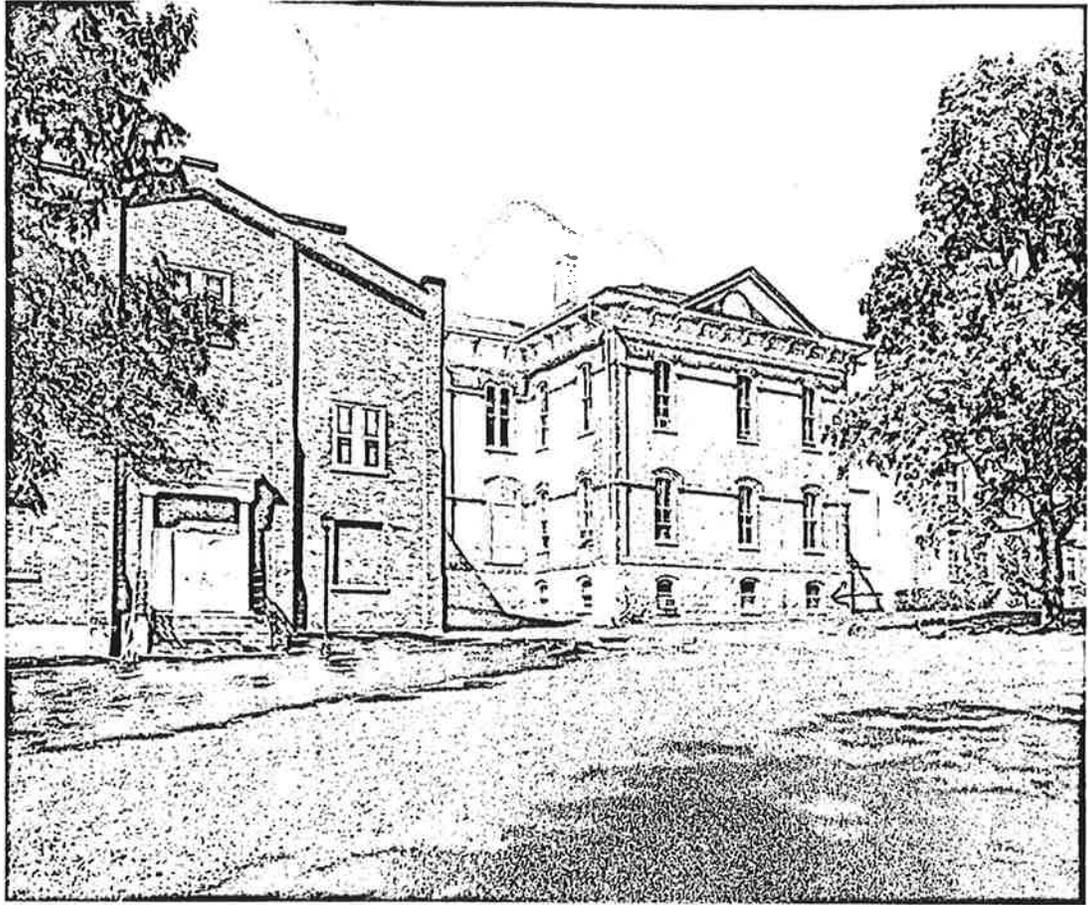
Wisconsin Architecture and History Inventory, State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

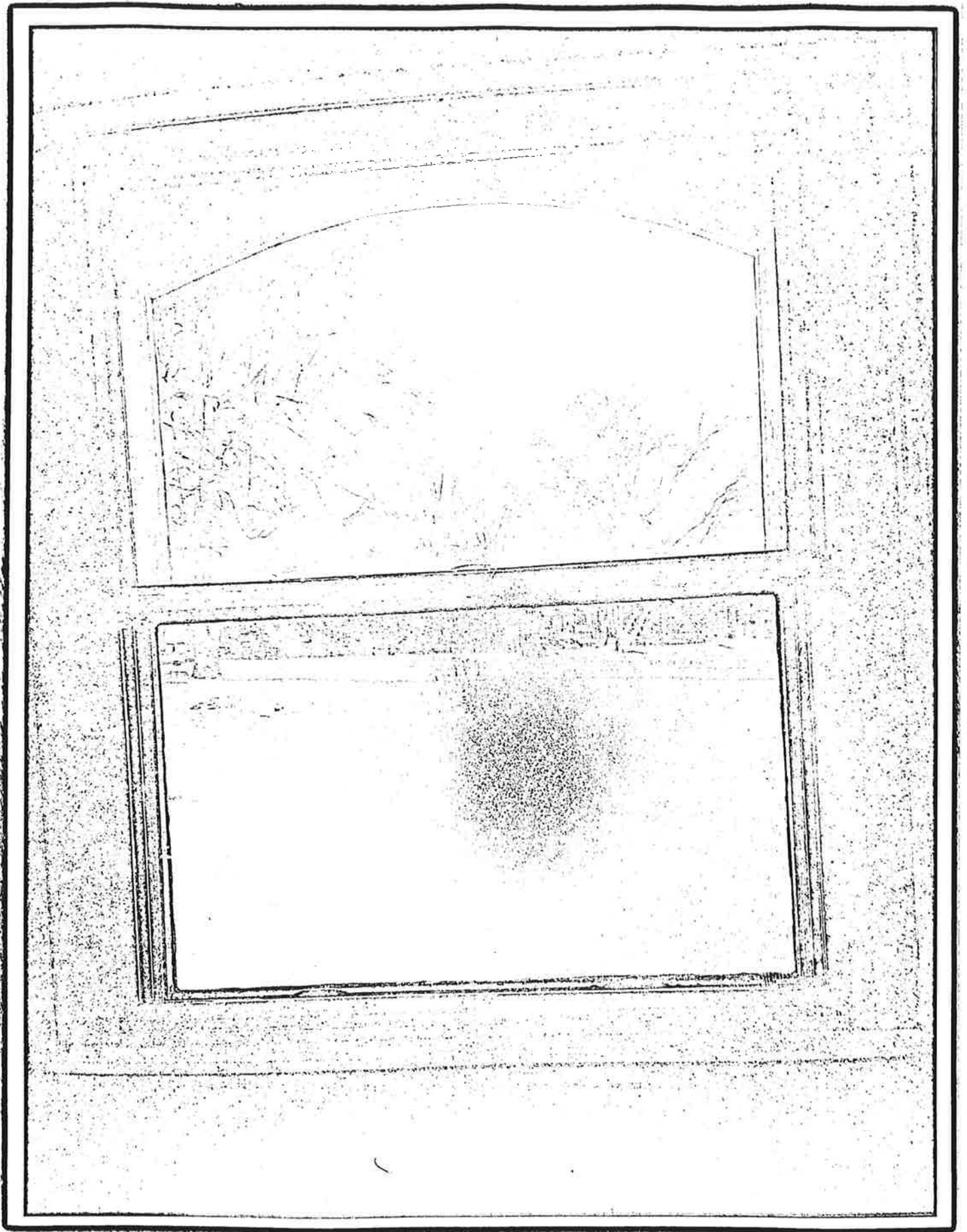
Have Questions?

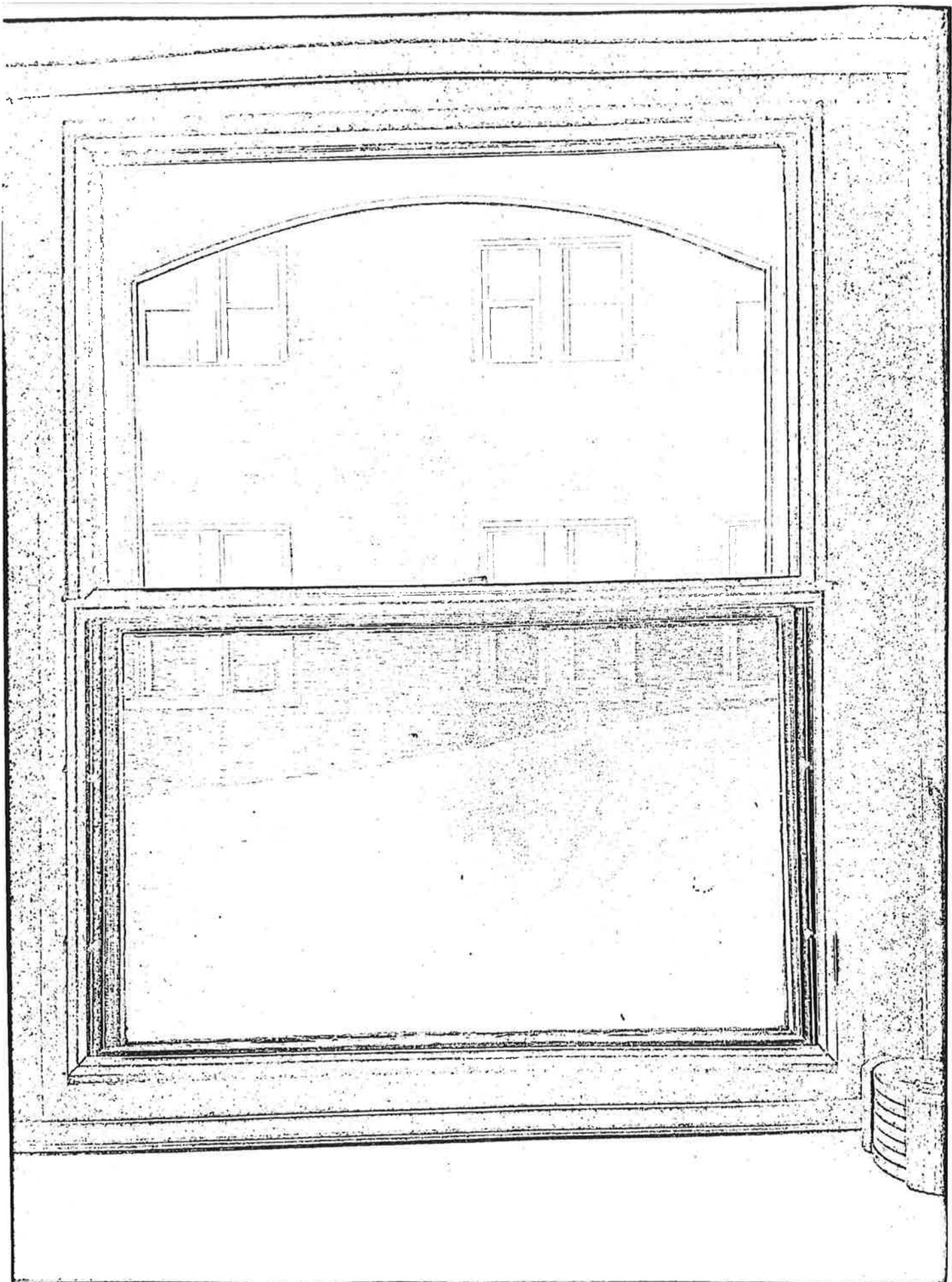
If you didn't find the record you were looking for, or have other questions about historic preservation, please email us and we can help:

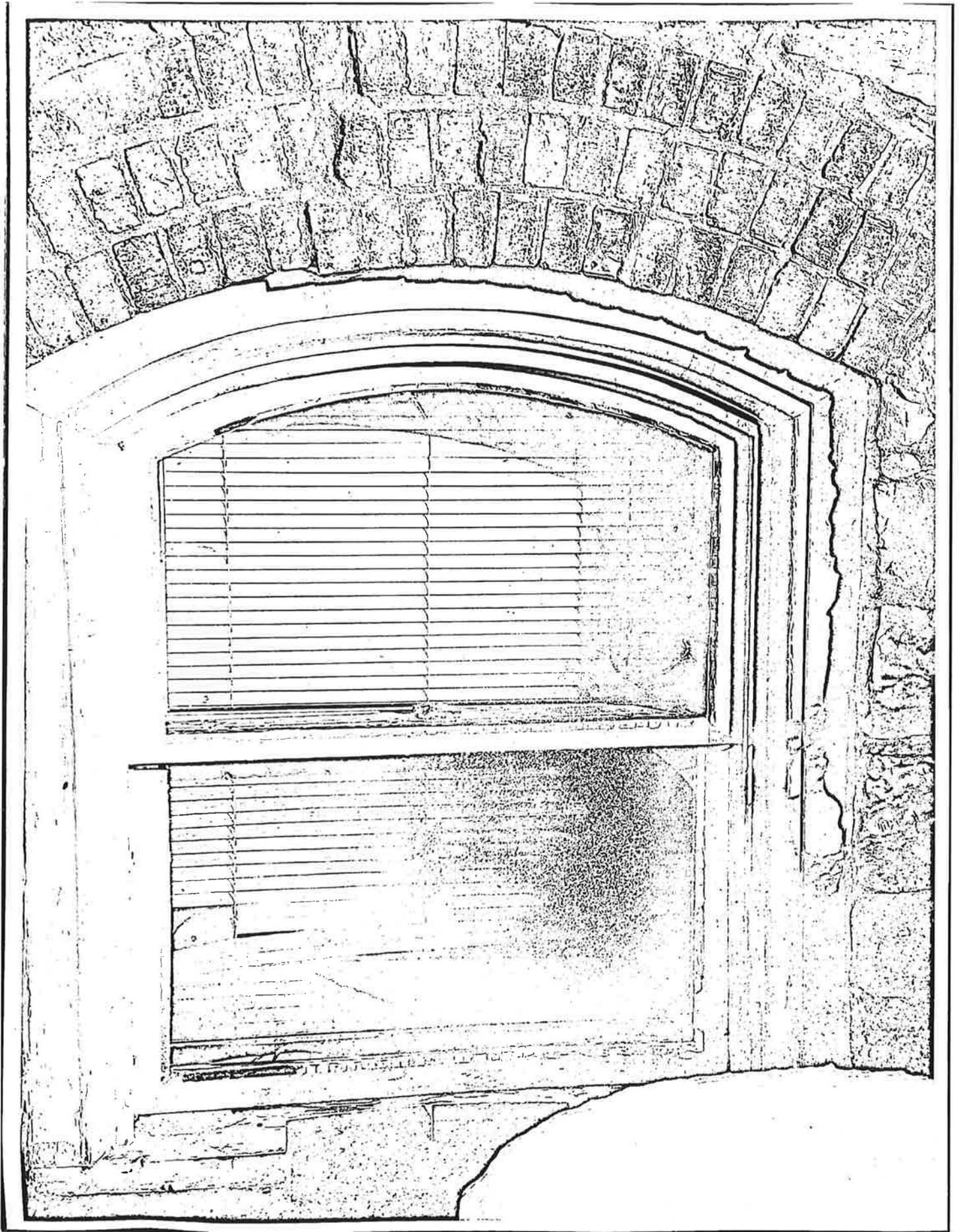
ina.darnes@wisconsinhistory.org

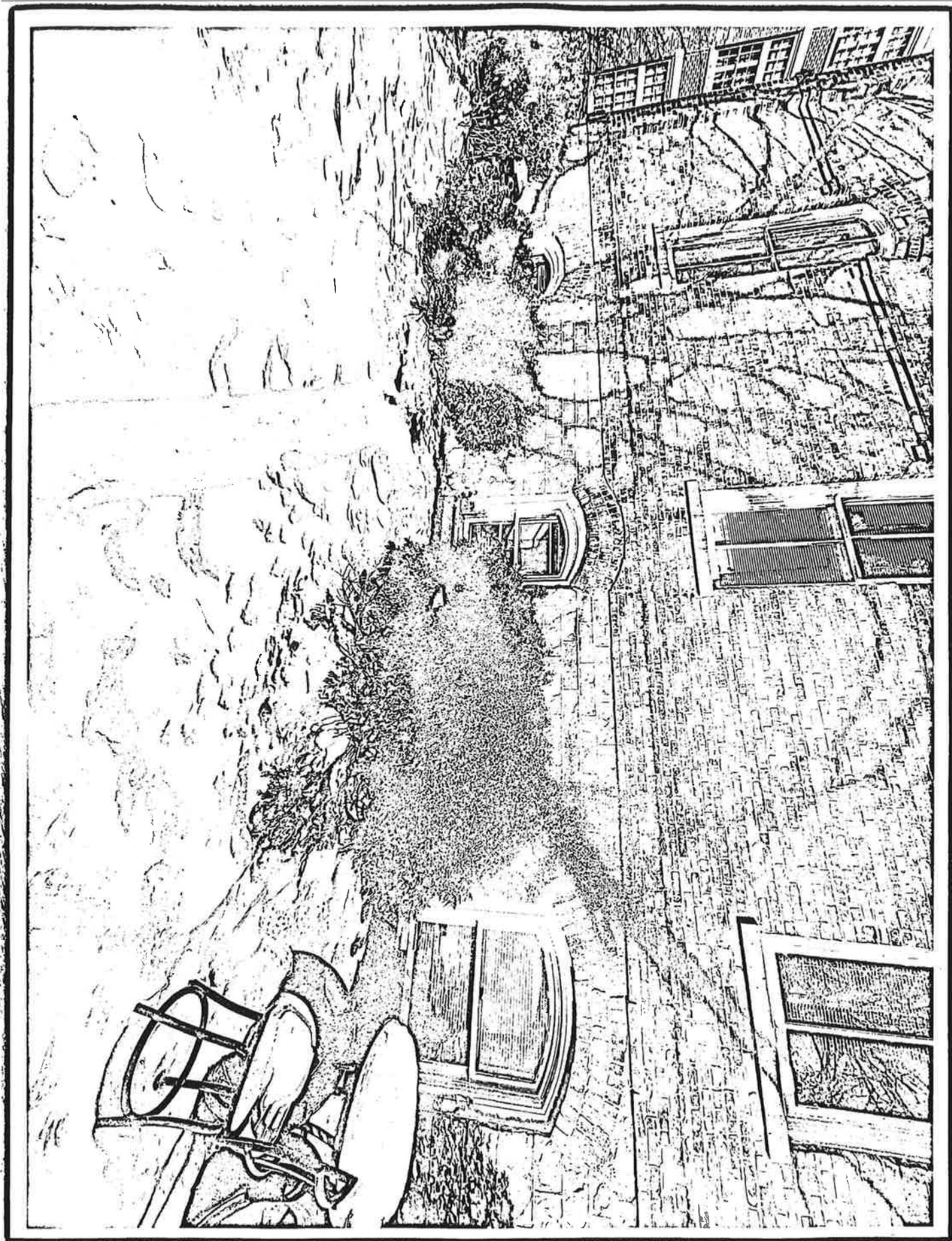
<https://www.wisconsinhistory.org/Records/Property/HI29484>

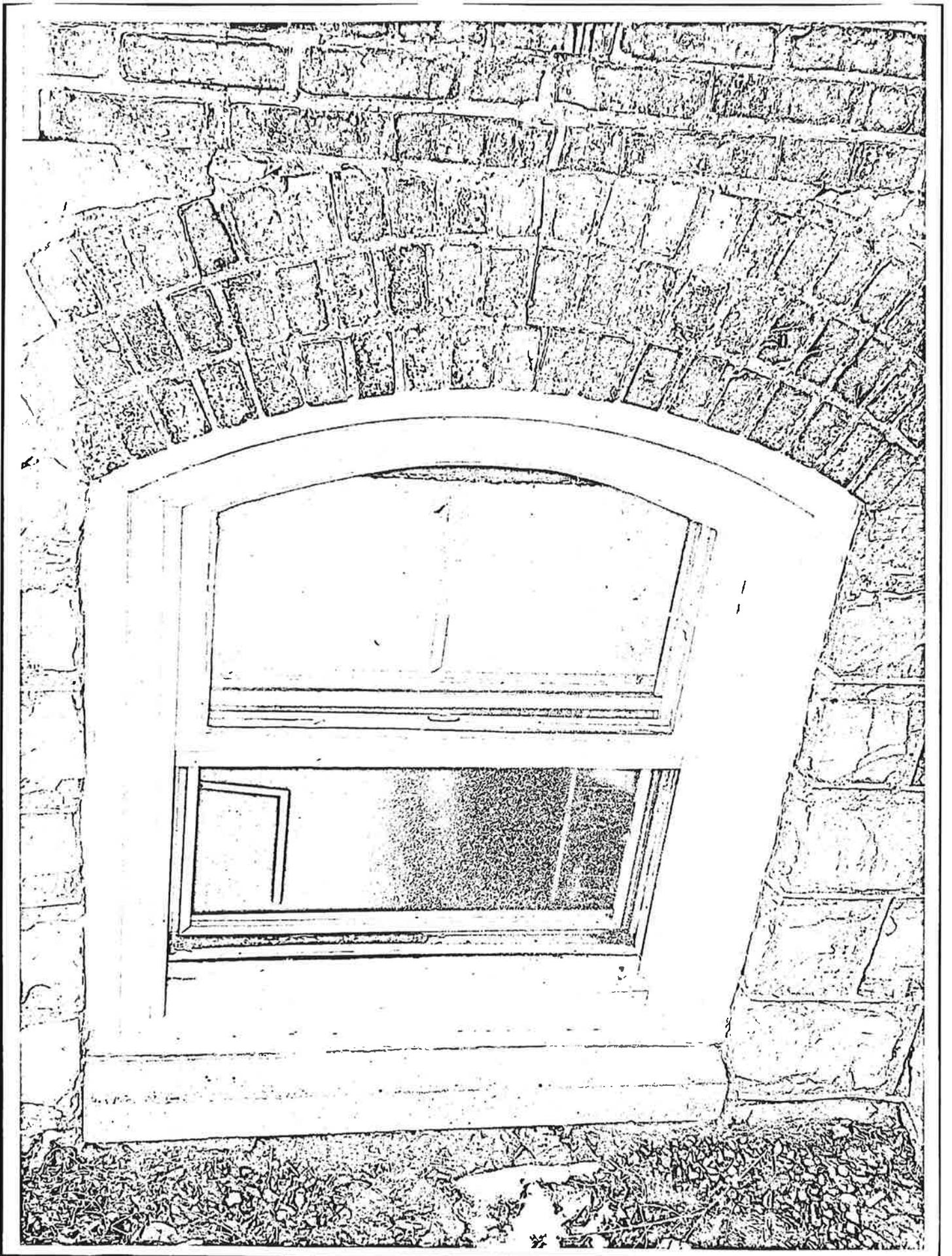


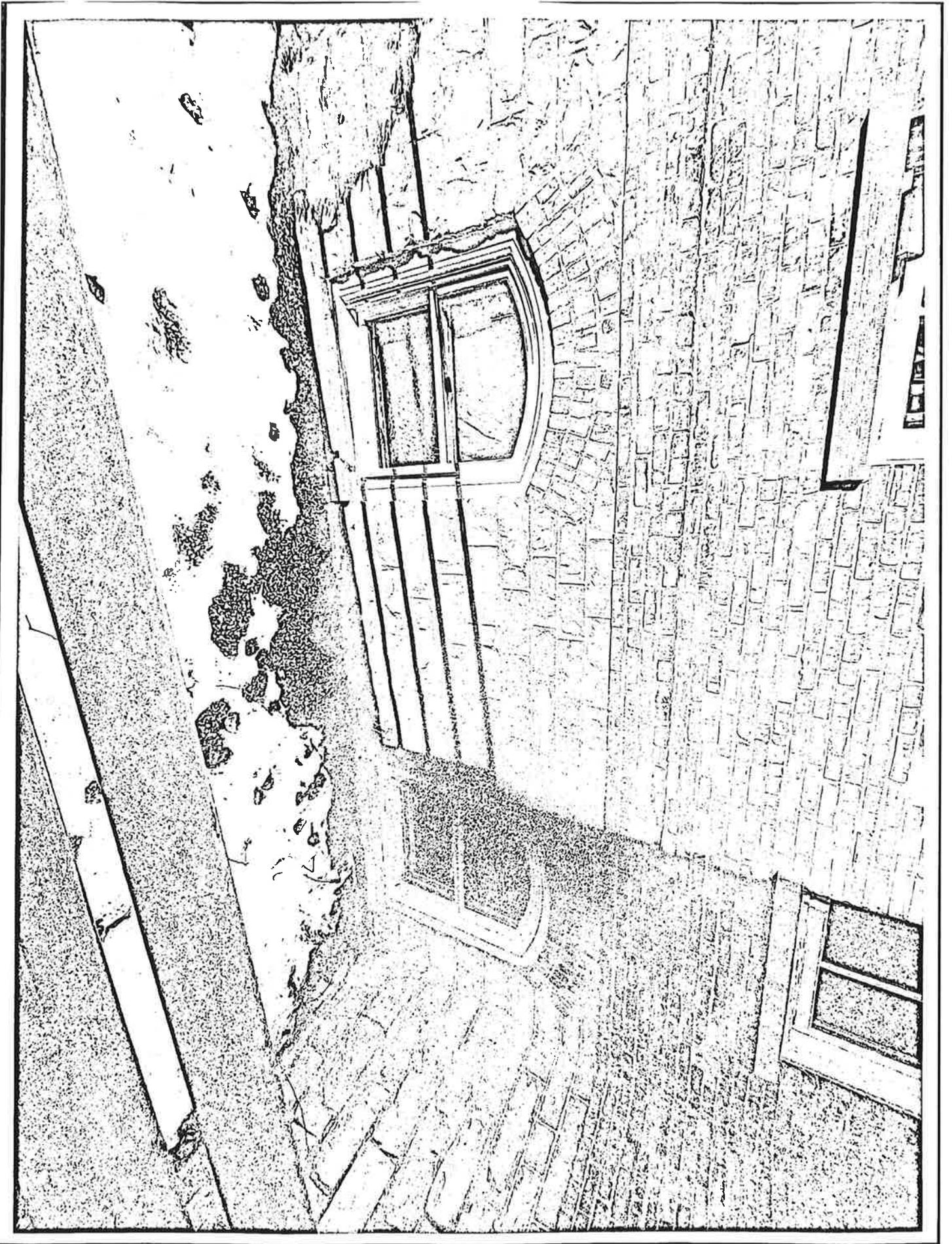


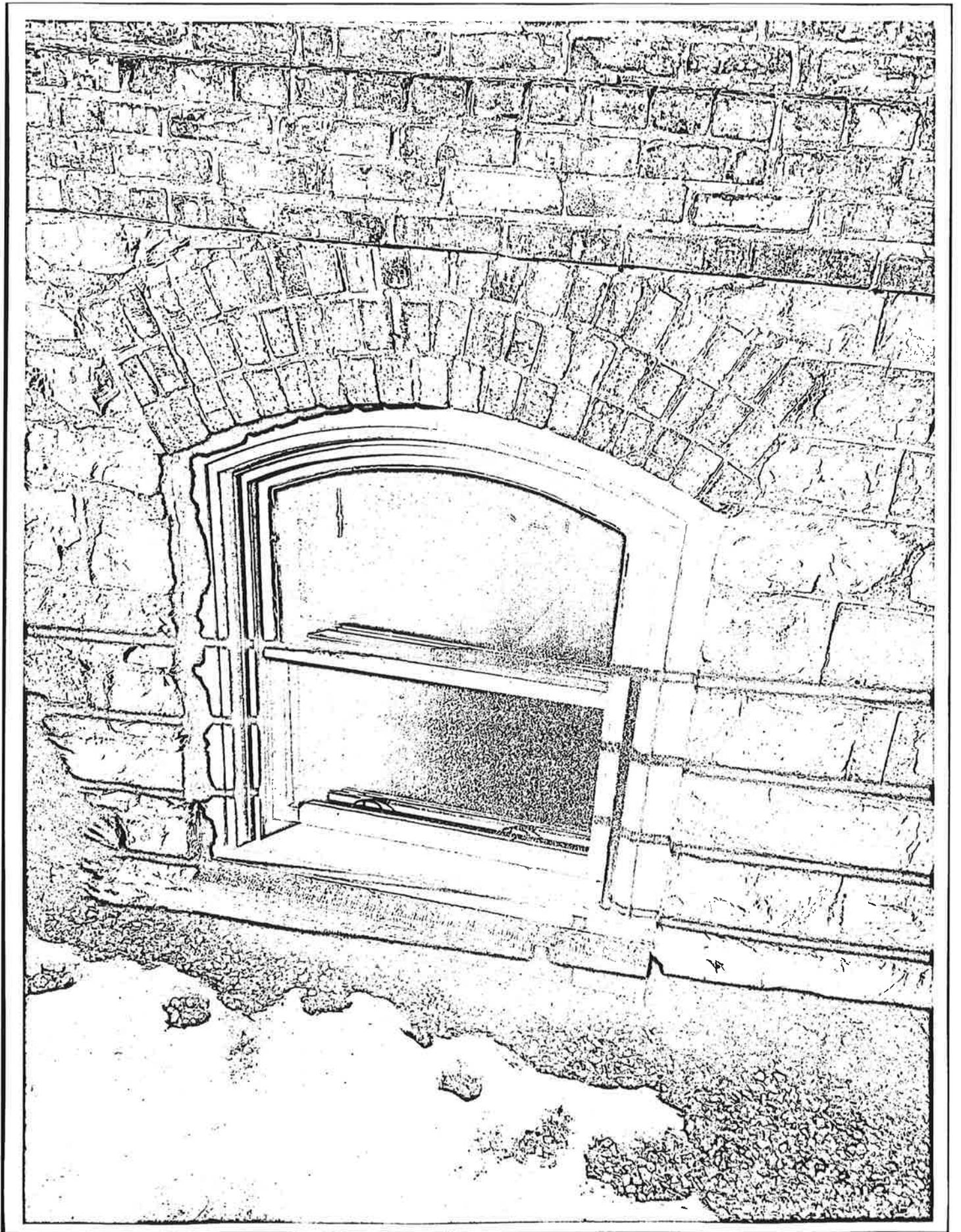


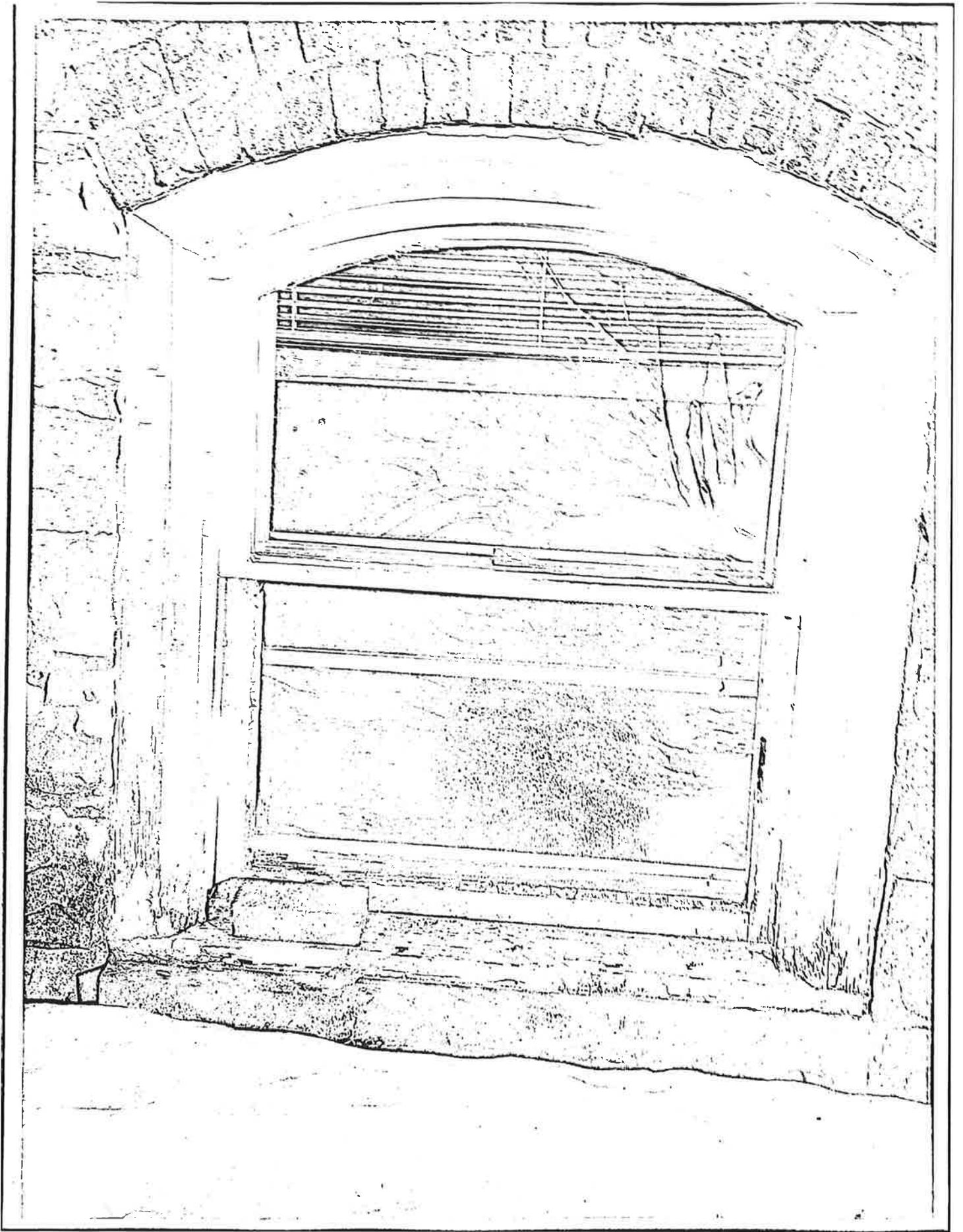














Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

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

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

Staff Window Sketch.pdf

 109K



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:
	John and Jean Petri	133 Grove St
	Applicant Mailing Address:	Evansville, WI 53536
	133 Grove St	The following information is available on the property's tax bill:
	Applicant Phone:	Parcel Tax ID Number: 222 <u>040007</u>
	Applicant Email:	Parcel Number: 6-27- <u>506</u>
	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:	Fruchens house
	Owner Phone:	AHI Number: <u>140921</u>
Owner Email:	Contributing: <input checked="" type="radio"/> Y or N	

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

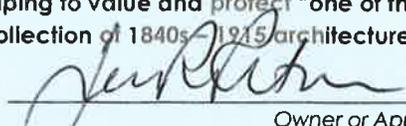
1. Application Form with attachments (as outlined in Section 3C and 5):

- 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:  **DATE:** 3/12/21
Owner or Applicant Signature

PROJECT ADDRESS 133 Grove St

PERMIT # _____

PROJECT DESCRIPTION: Replacement of existing fences with a new fence of the same material and design, along approximately the same footprints.	PARCEL #: 6-27-506
	TAX ID #: 222-040007



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
John and Jean Petri,	133 Grove St.	608-498-6925	twojrps@gmail.com
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Sager Fencing		(608)328-2299	
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 42 total linear feet SQ.FT. ESTIMATED PROJECT COST \$ 2890.00

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 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE _____ DATE _____

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

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 checked="" type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" 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"/> _____

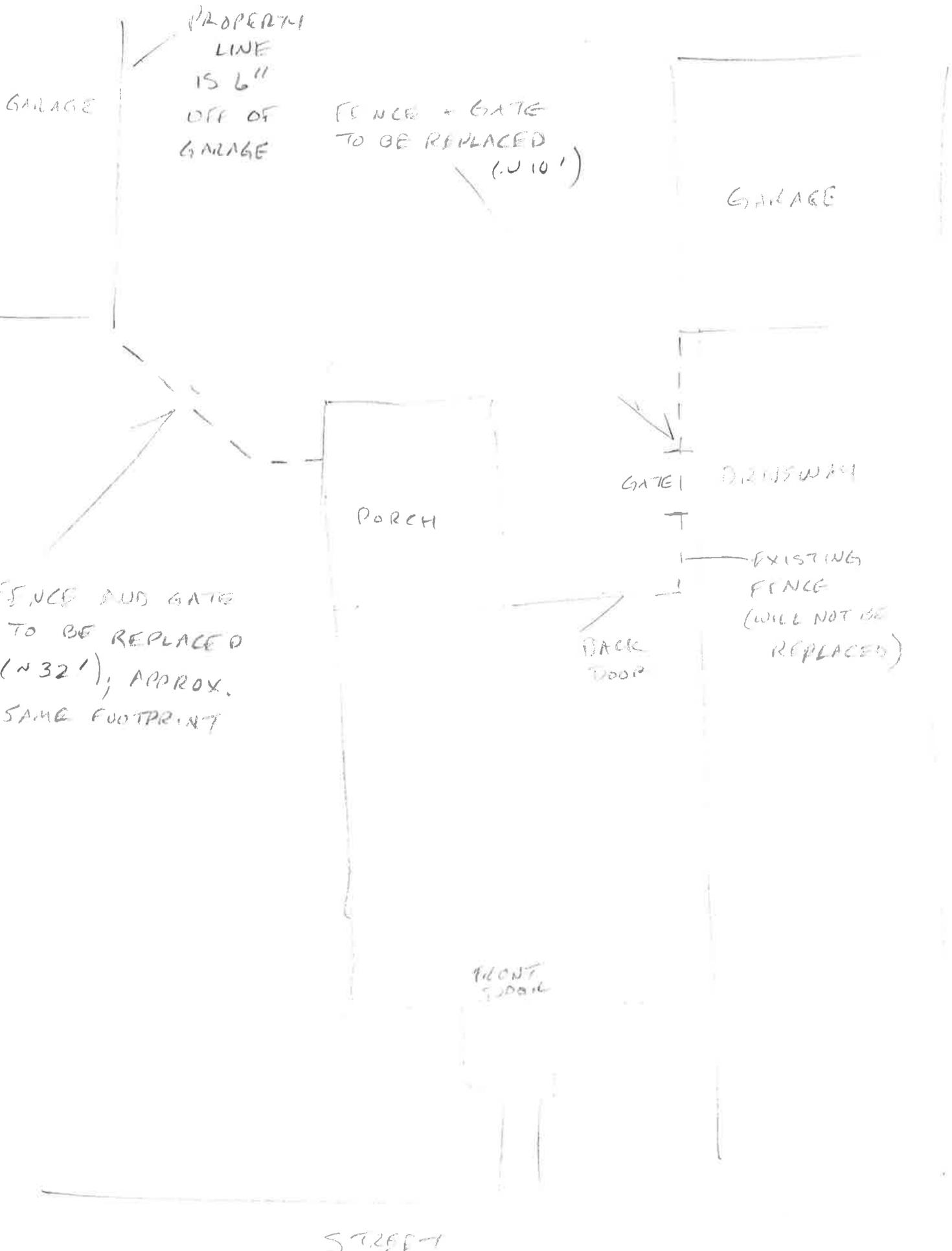
SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done: Replacement of two existing fences with new fences of the same material and design, along approximately the same footprints. One fence is between driveway and house, the other is across the back of the house (north side of backyard).</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
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? No</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> As noted above, this is just a fence replacement, using the same materials as were used in the original fence - cedar palings, spaced exactly as they are in the original fences.</p> <p>4C Have you submitted this project for state or federal tax credits? No</p>

SECTION	REQUIRED ATTACHMENTS
<div data-bbox="162 346 235 451" data-label="Text"> <h1>5</h1> </div>	<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: _____

NOTE:



PROPERTY LINE IS 6" OFF OF GARAGE

FENCE + GATE TO BE REPLACED (1010')

GARAGE

GARAGE

PORCH

GATE DISHWASHER

EXISTING FENCE (WILL NOT BE REPLACED)

BACK DOOR

FRONT DOOR

STREET

FENCE AND GATE TO BE REPLACED (~32'); APPROX. SAME FOOTPRINT

Fence 1, not visible from the street



Fence 2 from the Front Yard



Fence 2 from the backyard



What the new fences will look like:



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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PROPERTY RECORD

133 GROVE ST

Architecture and History Inventory

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NAMES

Historic Name: **August Fruchen House**

Other Name: **John and Jean Petri House**

Contributing: **Yes**

Reference Number: **140921**

PROPERTY LOCATION

Location (Address): **133 GROVE ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1912**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Bungalow**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

National/State Register Listing Name: **Grove Street Historic District**

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

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

National Register Multiple Property Name:

NOTES

Additional Information: ROCK-FACED CONCRETE BLOCK FOUNDATION WALLS.

"The one-and-one-half-story-tall house is the earlier of the two Bungalow style houses to be built in the Grove Street District. The Hansen house has an almost square plan, its foundation walls are made out of rick-faced concrete block, and its exterior walls are clad in clapboard, and are sheltered by a low pitched cross-gable roof having wide overhanging eaves. Window groups are centered in the gable ends on each elevation of

the house. These and all the other windows in the house are original and feature vertical glazing bars, which are a Craftsman style characteristic. Fred W. Hansen was the leading tailor in Evansville for forty years, until his death in 1943." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: HISTORIC EVANSVILLE REAL ESTATE TAX ROLLS. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

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.

How to Cite

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

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name",



**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: 133 Grove St	Tax ID Number: 222 040007
Historic Property AHI Number: 140921	Parcel Number: 6-27-506



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>FRANK WORTH ENTERPRISES I</i>	Historic Property Address: <i>129 E. MAIN ST</i>
	Applicant Mailing Address: <i>205 CLIFTON ST</i>	Evansville, WI 53536
	<i>EVANSVILLE, WI 53536</i>	The following information is available on the property's tax bill:
	Applicant Phone: <i>(608) 882-4323</i>	Parcel Tax ID Number: 222 _____
	Applicant Email: <i>JEFF@JEFFWORTH.COM</i>	Parcel Number: 6-27-_____
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name: <i>JEFF FRANK WORTH</i>	Historic Property Name:
	Owner Address:	
	Owner Phone: <i>(608) 882-4323</i>	AHI Number:
	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):

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

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

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

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

SUBMITTED BY: *Jason Sergeant*
Owner or Applicant Signature

DATE: *03/26/21*

PROJECT ADDRESS 129 E Main St Evansville

PERMIT # _____

PROJECT DESCRIPTION: Complete remodel, new cement basement floor, new porches	PARCEL #: <u>6-27-623</u>
	TAX ID #: <u>222 059011</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
Farnsworth Enterprises I LLC	205 Clifton St	608 882-4323	
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Keith Lykstra	<u>RESURGENCE CONSTRUCTION</u>	<u>608 438-0185</u>	
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input checked="" type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Hurst Plumbing		608 290-3986	
CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
JARED MILUGAN		<u>608 290-3692</u>	
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 1200 SQ.FT. ESTIMATED PROJECT COST \$ 30000

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 *Ja Farnsworth* DATE 03/16/21

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** dsps.wi.gov/UDC-ADMIN-CODE/

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

*INTERIOR CHANGES
 WILL INVOLVE CONNECT
 OF FULL BATH TO
 MASTER SUITE - EXIST*

CALL DIGGERS HOTLINE: 1-800-242-8511 *TUB SURROUND HAS TO BE REPLACED DUE TO OTHERWISE PLUMBING & CAROLINA. mold on walls & floors*
Replace drop ceiling in kitchen

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 checked="" type="checkbox"/> Siding	<input checked="" 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 checked="" type="checkbox"/> Use modern materials (plastic, vinyl, aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <i>MISSING</i> <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <i>SCREENS</i> <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <i>FROM 8 YR</i> <input type="checkbox"/> Removal, covering or alteration of original trim <i>OLD WINDOWS</i>
<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 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 <i>FRONT & REAR PORCHES</i> <i>NEED REPAIR - SANDLES</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: _____ <i>ON FRONT AND FULL</i> <i>REPLACEMENT OF BACK</i> <i>PORCH TO CODE</i>
<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>.....</p> <p>.....</p> <p>.....</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 style="text-align: center;"><i>N/A</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>.....</p> <p>.....</p> <p>.....</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p style="text-align: center;"><i>NONE</i></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.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p>.....</p> <p>.....</p> <p>.....</p> <p>4C Have you submitted this project for state or federal tax credits?</p> <p>.....</p>







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>LEWIS B FARNSWORTH</i>	Historic Property Address: <i>12 E. MAIN ST</i>
	Applicant Mailing Address: <i>17 S 5TH ST</i>	Evansville, WI 53536
	Applicant Phone: <i>608 882-4323</i>	The following information is available on the property's tax bill:
	Applicant Email: <i>jeff@jefffarnsworth.com</i>	Parcel Tax ID Number: 222 <i>00007</i>
	If different from above, please provide:	Parcel Number: 6-27- <i>8</i>
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	Historic Property Name: <i>Lawrence Shirley Building</i>
	Owner Phone:	AHI Number: <i>68378</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):

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

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

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

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

SUBMITTED BY: _____

Ja [Signature]
Owner or Applicant Signature

DATE: *03/25/21*

PROJECT ADDRESS 12 E Main St Evansville

PERMIT # _____

PROJECT DESCRIPTION:

Remove deck and resheet roof and shingle

collapse

PARCEL #:

6-27-8

TAX ID #:

222001007



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
Lewis B Farnsworth	17 S 5th St Evansville	608 751-9688	

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Keith Lykstra Resurgence <i>Construction</i>		608 438-0185	

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Total Restoration		608-362-3370	

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 300 SQ.FT. ESTIMATED PROJECT COST \$ 5000

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 *Lewis B Farnsworth* DATE *03/16/21*

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

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK

*DECK COLLAPSED SO
HAD TO REMOVE FOR
TENANT SAFETY CONCERN
RESHEET ROOF W/
3/4" PLYWOOD AND
FINISH W/ RUBBER
MEMBRANE*

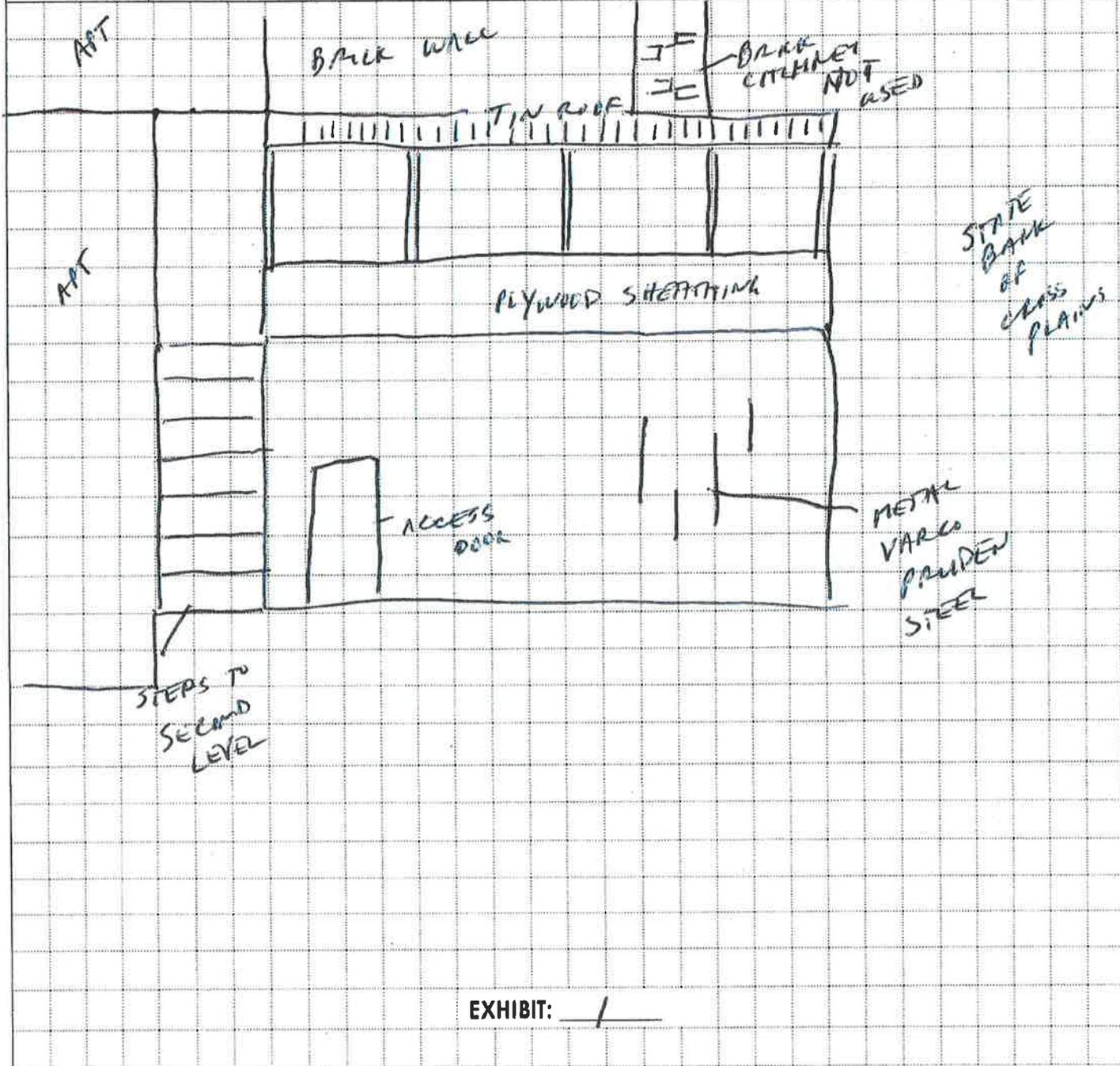
CALL DIGGERS HOTLINE: 1-800-242-8511

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 type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input checked="" 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 checked="" 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>NEW PLYWOOD SITTERY & RUBBER MEMBRANE ROOF NOT VISIBLE FROM GROUND LEVEL</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>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>	
<p>THE EXISTING DECK WAS ROTTEN AND BUILT W/ INAPPROPRIATE MATERIALS -- NEEDED TO BE REMOVED BECAUSE IT COLLAPSED</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>NO</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>IT IS UNARGUABLY A TREMENDOUS EYESORE SITTING NEXT TO RENOVATION DONE BY UNION BANK & TRUST (STATE BANK OF OREGON PLANS)</p>	
<p>4C Have you submitted this project for state or federal tax credits?</p> <p>NO</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







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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NAMES

Historic Name: **LAWRENCE SHIVELY BUILDING**

Other Name: **STAR PRINTING**

Contributing: **Yes**

Reference Number: **68398**

PROPERTY LOCATION

Location (Address): **12-14 E MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1892**

Additions:

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: A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the Wisconsin Historical Society, Division of Historic Preservation.

Previously surveyed in 1977.

"This well-preserved structure retains its 19th Century storefronts and ornamented brick facade." Evansville Historic Preservation Commission,



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: 12 E Main	Tax ID Number: 22200 1007
Historic Property AHI Number: 69398	Parcel Number: 6-27- 8



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:
	<u>Christian Coffey</u>	<u>22 Montgomery Ct</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>22 Montgomery Ct</u>	The following information is available on the property's tax bill:
	<u>Evansville WI 53536</u>	Parcel Tax ID Number: <u>222 063031</u>
	Applicant Phone: <u>608 669-8959</u>	Parcel Number: <u>6-27- 787</u>
	Applicant Email:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide:	Historic Property Name: <u>N/A</u>
	Owner Name:	AHI Number: <u>85263</u>
	Owner Address:	Contributing: Y or N
Owner Phone:		
Owner Email:		

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

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

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

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

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

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

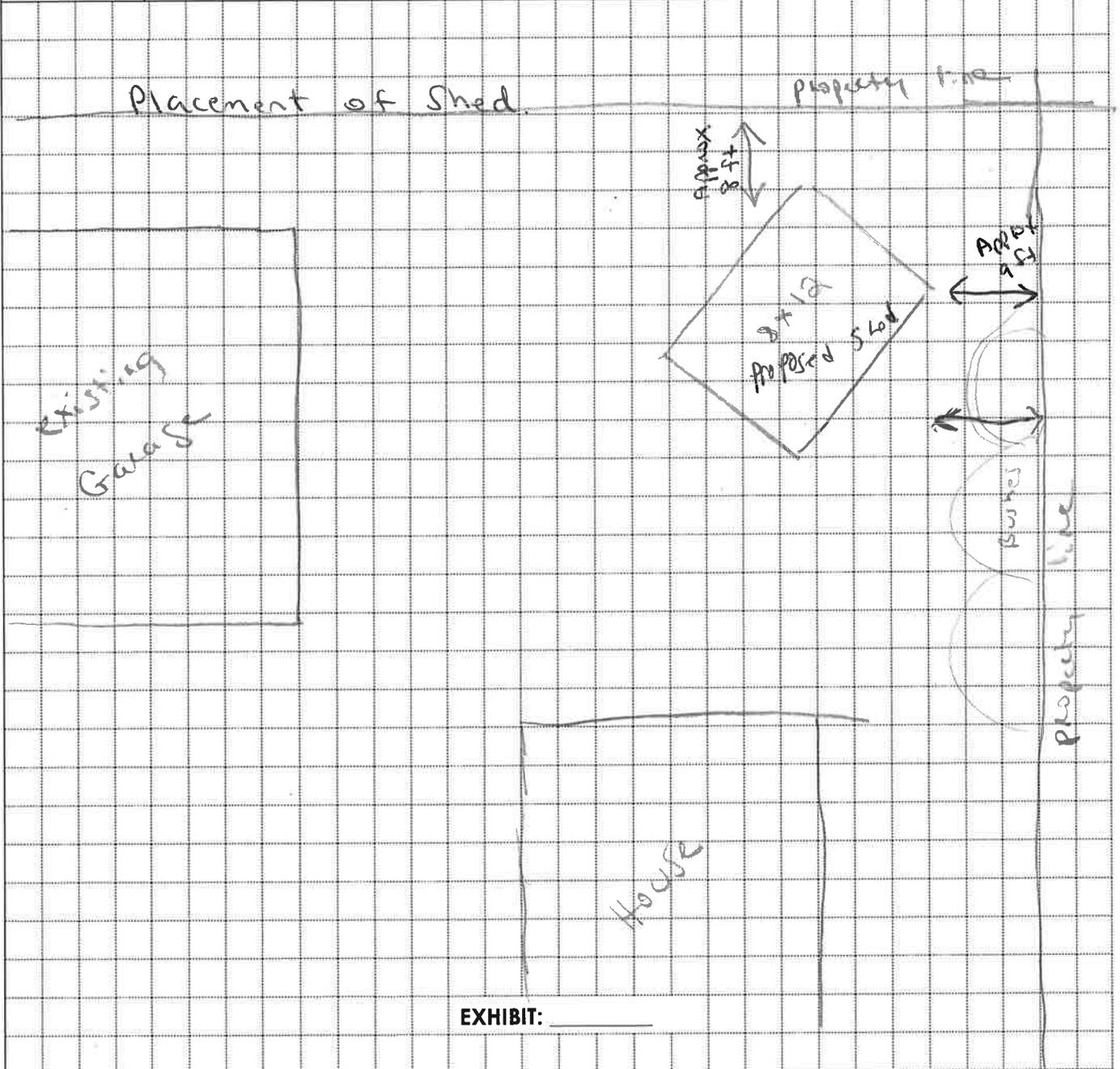
SUBMITTED BY: Christian Coffey DATE: 2.26.21
Owner or Applicant Signature

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 type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input 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 checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input checked="" type="checkbox"/> Other: <u>Garden Shed</u>
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input 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>See Attached Garden Shed on gravel base</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 style="text-align: center;">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>no</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>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



SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. Each attachment should be marked with an exhibit number.
<p data-bbox="292 640 1079 735"><i>See Attached picture for details of cost and materials</i></p> <p data-bbox="698 1858 933 1900">EXHIBIT: _____</p>	

SALES ORDER: 12181

Order Date: 02/13/2021

Customer: C146812

ORDER STATUS:

Waiting for Signature



JAMAICA COTTAGE SHOP
 170 Winhall Station Rd.
 South Londonderry, VT 05155
 866-297-3760

DESIGN@JAMAICACOTTAGESHOP.COM

BILL TO:	SHIP TO:
----------	----------

Christy Coffey
 22 Montgomery Ct

Evansville WI 53536
 USA
 608-669-8759

Christy Coffey
 Nelson Young Lumber Co.
 206 E. Main St

Evansville WI 53536
 USA

DESIGNER	APPROVAL	ESTIMATED LEAD TIME	SHIP VIA	OFFER CODE(S)	COMMISSION
Joshua Skubel	np	3-4 weeks	Freight - Business Address	President's Day	-No Sales Employee-

STOCK #	ITEM	QTY	PRICE	TOTAL
21-12181-1	8X12 Garden Shed Complete Pre-Cut Kit GDNSHD.8X12.PCK	1 EA	\$2982.00	\$2982.00
21-12181-1	Treated Floor Framing- 3/4" CDX Plywood Decking GDNSHD.8X12.PCK.FLOORINGVAR.TSK.TFJ.XFM	1 EA	\$328.80	\$328.80
21-12181-1	Shiplap Siding GDNSHD.8X12.PCK.SIDING.SI.SL	1 EA	\$299.52	\$299.52
21-12181-1	29g Corrugated Roof Metal: Evergreen GDNSHD.8X12.PCK.ROOFINGVAR.RM.MTL.EVG	1 EA	\$0.00	\$0.00
21-12181-1	Standard Millwork Package GDNSHD.8X12.PCK.MILLANDINSL.MI.ST	1 EA	\$717.00	\$717.00
21-12181-1	Ceiling Sheathing: Rough Sawn Solid Kiln-Dried Pine Board CLSTH.PINE	64 SQ	\$3.12	\$199.68

You must read our Terms & Conditions online

<https://jamaicacottageshop.com/terms-and-conditions/>. They are not your typical T&C - they contain important information including, but not limited to, additional product info, shipping details, returns, cancellations, etc. By moving forward with this order, you are confirming that you have read, understand, and agree to the Terms & Conditions online in their entirety. Pictures may reflect client upgrades/mods that do not come standard. It is your responsibility to be sure you have read and understand your product's standard specifications. Plans are step-by-step instructions, not engineered drawings or blueprints. The product remains the property of Jamaica Cottage Shop until paid in full to the satisfaction of the Company. & Please be sure to contact us right away if you notice any discrepancies on your invoice or have any questions or concerns.

SHIPPING:	0.00
SUBTOTAL	4,527.00
COUPON CODE	
TAX Not Applicable 0.00	0.00
DISCOUNT	0.00

TOTAL	\$4,527.00
--------------	-------------------

TOTAL PAID \$2,663.50

Visa \$2,663.50

BALANCE \$1,863.50
 Due 03/13/2021

X _____
 Signature Date

Does not include cost of gravel pad.

Gravel pad \$100-

**customer copy*



8x12 Garden Shed

Call Toll-Free: (866) 297-3760

Victorian in style, this elegant design allows ample room for storage, potting and a small sitting area on the porch. It compliments any property as a combination meditation room, nature observation area, yoga studio, and sometimes, a study.

All of our wood sheds, storage sheds, garden sheds, cottages and utility enclosures are built of the finest Vermont lumber and handcrafted for long life and durability. New England weather can really put a wood garden shed or cottage to the test, and Jamaica Cottage Shop's products have proven to stand the test of time.

Included in the kit: * All Fastening Hardware
* Step-by-Step Plans

Specifications:

Square Footage: 96 sq/ft. 64 sq/ft. interior
Overall Dimensions: 9'2" W x 13'2" L x 10' 6" H
Recommended Foundation: 3"-4" Crushed Gravel

Floor: Two 4x6x12' Hemlock Skids
2x6 rough sawn Hemlock Joists; 24" on center
3/4" CDX Plywood Interior Floor Decking
1" rough sawn Hemlock Decking on Porch
4'x8' Porch with 8'x8' Interior Space

Walls: 4x4 Post and Beam Wall Framing
82" Wall Height

Doors: 3" JCS-built 2" thick rough sawn Pine Single Door with 16"x21" Four-light Fixed Window

Windows: Two 2x2 six-light Hinged Barn Sash Windows

Roof: 2x6 rough sawn Hamlock Rafters; 24" on center
1x4 Strapping; 20" on center on Rear
6/12 Roof Pitch

2x6 rough sawn Hemlock Exposed Collar Ties
Corrugated 29g Metal Roofing, Color: Evergreen

Siding: 1" rough sawn Pine Board and Battens
1" rough sawn Pine Corner, Door and Window Trim
2" rough sawn Pine Trim for Rear & Gable Fascia & Shadow Trim

Porch: 32 sq ft Porch with (2) 4x4 Hemlock Posts

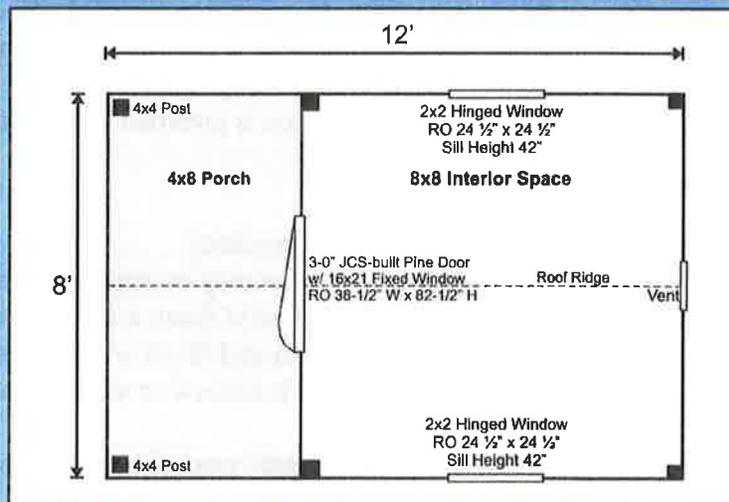
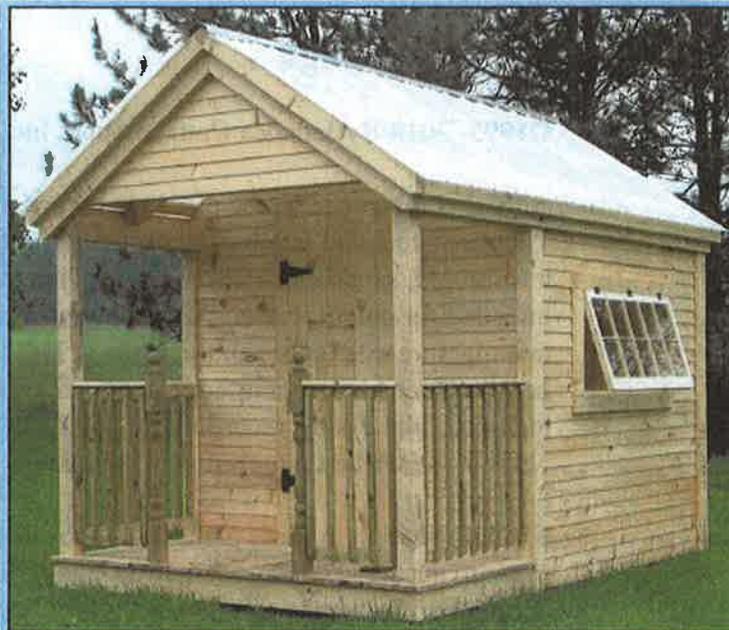
Wood Louvered Vent

Shipping Cube: 144"x42"x48"

Kit Weight: 3500 lbs

Assembly Time: One Person, 24hrs

Pictures may reflect client upgrades and modifications that do not come standard. Be sure to read the standard written specs below and check out the floor plan on the right for the standard option. Cottage Associates can be reached via phone or email if you have any questions.



Additional Options

- Roof Color Change
- Porch Railing with Full or Half Newell Posts
- Log Cabin, Shiplap or Clapboard Siding
- Add a Workbench or Stained Glass Roundel

Plans

Jamaica Cottage Shop, Inc. designed these plans for do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut-out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

Complete Kit

The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with a basic knowledge of carpentry.

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.](#)



Search...



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PROPERTY RECORD

22 MONTGOMERY ST

Architecture and History Inventory

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MORE...

 [22 MONTGOMERY ST, a Queen Anne house, built in Evansville, Wisconsin in .](#)

NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85263**

PROPERTY LOCATION

Location (Address): **22 MONTGOMERY 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: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: BUILT BETWEEN 1907 AND 1914.

Bibliographic References: FIRE INSURANCE MAPS OF EVANSVILLE, WI.
NEW YORK: SANBORN-PERRIS CO. 1907, 1914.

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:



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: 22 Montgomery St	Tax ID Number: 222 06 3031
Historic Property AHI Number: 86263	Parcel Number: 6-27-287

	<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>
---	---	---

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:
	Sharon Cybart + Lyman Fuson	334 W. Main St.
	Applicant Mailing Address:	Evansville, WI 53536
	(same)	The following information is available on the property's tax bill:
	Applicant Phone: 608-513-4071	Parcel Tax ID Number: 222 063003
	Applicant Email: lymansharone	Parcel Number: 6-27-752
	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: sbglobal.net	Anna L. Axtell House
	Cybart-Fuson Revocable Living Trust	AHI Number: 80647
Owner Phone:	Contributing <input checked="" type="checkbox"/> or N	
Owner Email:		

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

- Application Form with attachments (as outlined in Section 3C and 5):**
 - Clear photo(s) of every portion of the property that will be affected by the work
 - Historic photograph(s) (if available)
 - Exterior elevations or sketches of existing conditions and proposed work
 - Samples or specifications of proposed materials
 - If Section 3B applies, evidence of un-reparability
 - Site plan (if applicable)
 - Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
- 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: Sharon A. Cybart Lyman W. P. DATE: 4-8-21
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
2	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 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 checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" 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 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 checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input checked="" 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	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:
	<i>See attached.</i>
	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:
	3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>NO.</i>
	3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:

SECTION	SUPPLEMENTAL QUESTIONS
4	4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	<i>See attached.</i>
	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.
	<i>See attached.</i>
4C Have you submitted this project for state or federal tax credits?	
<i>We are in the process of doing so.</i>	

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

See attached.

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: 334 W main	Tax ID Number: 222 063003
Historic Property AHI Number: 80647	Parcel Number: 6-27-252

Evansville Historic Preservation Commission

Application for Certificate of Appropriateness

Sharon Cybart and Lyman Fuson, Homeowners (Cybart-Fuson Revocable Living Trust)
334 W. Main St. Evansville, WI 53536

SECTION 3A – PROPOSED WORK SUMMARY

ROOFING *Current roof was replaced more than 20 years ago and is now in disrepair with disintegrating shingles blowing off the roof into the yard. Current asphalt shingles will be replaced with asphalt shingles.*

Roofing House:

- Remove 1 layer asphalt shingles. Inspect and replace any defective plywood.
- Replace current asphalt with Owens Corning Duration Architectural Shingles (asphalt).
- Remove and replace felt paper with premium synthetic felt.
- Remove and replace D-edge and gutter apron.
- Add ice and water shield to bottom edge, valleys, and all penetrations.
- Remove and replace any roof vents. Add ridge venting where possible for further ventilation.
- Install new roof edge metal. Install .060 rubber roof over existing upper flat roof (widow's walk).

Roofing Garage:

- Remove 1 layer asphalt shingles.
- Replace with Owens Corning Duration Architectural Shingles (asphalt).
- Add ice and water shield on bottom edge. Install new roof edge metal.
- Remove and replace felt paper with premium synthetic felt.

Shingle Colors on House and Garage:

- We will likely choose a color similar to the current gray, unless there is another recommendation.
- According to the Wisconsin Historical Society **Contractor Standards for Typical Tax Credit Projects**: “If a roof was originally wood shingled (typical if constructed prior to 1920), the shingles may be replaced with wood shingles, standard 3-tab shingles or *architectural shingles in a shade of gray or brown that resembles weathered wood.*”

GUTTERS – House and Garage *These are all in disrepair.*

- Remove and replace gutters and downspouts (almond color).
- Add leaf guard on all gutters (house currently has no leaf guards).

EXTERIOR WINDOWS AND DOORS

The following three door and window projects were previously approved, as part of a larger project, by the Evansville Historic Preservation Commission and the Wisconsin Historical Society (with conditions) in 2016. These smaller projects were not completed previously due to time and budget restrictions. *(See Exhibits 2 & 3.)*

Front Entrance: Replace metal screen/storm door with wooden screen/storm door *(See Exhibit 1)*

- Replace deteriorating metal screen door with a more period-appropriate wooden screen door with glass storm and screen inserts. (Maintain historic interior front door as is.)

EXTERIOR WINDOWS AND DOORS, *continued*

East Side of House: Replace plywood panel with energy-efficient window *(See Exhibit 6)*

This opening, approximately 32 x 82, can be seen in the historic photo as a door to a porch with five steps down to ground level. The porch no longer exists. The opening had been replaced with plywood before we purchased the home in 2000. With no insulation, this is not energy efficient.

- Replacing the door with a functional door is not a viable option since the porch has been removed.
- We would like to replace the plywood with an energy-efficient window, approximately 32 x 62.
- The new window would be shorter than the door opening, with the bottom of the window lining up with the bottom of the two windows flanking it.
- The new window would be a double-hung, wood window coordinating with the same sash and pane configuration as windows in the rest of the home. It would be custom-made if needed, fit into the existing opening, and include a wood screen/storm window.
- This area is indented and is not visible from the street or sidewalk.

Back of House: Replace mudroom windows

From the foundation, it's apparent this small "mud room" is a later addition to the home. It includes two small, single-pane windows: one on the east side and one on the west side. Each window is 26 x 30". These are not energy efficient, and one is cracked. They are not visible from the street or sidewalk.

- Replace with the same size wood windows with insulated glass and screen, custom-made if needed. We would like the windows to be operable so they could open. Awning windows have been suggested as a solution. They would appear the same as existing windows when closed.

FENCES *(See Exhibits 4 & 5)*

The home has never had air conditioning. To add central air conditioning requires two outdoor air conditioning units. That's because we have two furnaces, due to the fact that the home was a two-unit when we purchased it. We converted it back into its original historic use, a single-family home. Luckily, the appropriate placement for the air conditioning units, from the HVAC standpoint, is an indented nook on the side of the house. There, they will be mostly obscured from the street by part of the house that extends out in front of that nook.

- Proposed: Add 36" high fence around the air conditioner units, 12 – 18" away from the units.
- Fence would be in a historically compatible style, to obscure the air conditioning units from the front, side, and back. (The air conditioning units are 30" high.)
- The fence could be painted to blend with the house, perhaps the cream color of the house trim.
- We would add landscaping outside the fence to help it blend with the house and gardens.

SECTION 3B

Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc.?

No, it will not.

SECTION 4: SUPPLEMENTAL QUESTIONS

4A. Will the proposed work alter any of the distinctive features or historic architectural details of the property?

The proposed work will not alter any of the home's key historic features. The work will improve the historic appearance of the home, make it more energy-efficient, and help preserve it for the future.

4B. Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U.S. Department of the Interior for the Rehabilitation of Historic Properties.

- The work will continue to allow the home to be used for its historic purpose, a single-family home.
- The historic character of the home will be preserved.
- The historic features that characterize the property will not be altered. No features will be added or changed to create a false sense of historical development.
- All distinctive features and construction techniques will be preserved.
- All deteriorating features will be repaired where possible and only replaced when necessary.
- The same material will be used to replicate any existing features.
- Historical photos will be used as reference.
- No work will destroy the historic materials that characterize the property.

4C. Have you submitted this project for state or federal tax credits?

- We are in the process of submitting this proposal to the Wisconsin State Historical Society for their Historic Homeowners Income Tax Credit Program. We were grateful to be approved for the tax credit with our previous application in 2016.

PROPERTY RECORD

334 W MAIN ST

Architecture and History Inventory

PRINT MAIL & SHARE FACEBOOK PINTEREST EMAIL



334 W MAIN ST

NAMES

Historic Name: **Anna L. Axtell House**
 Other Name: **Sharon Cybart and Lyman Fuson House**
 Contributing: **Yes**
 Reference Number: **80647**

PROPERTY LOCATION

Location (Address): **334 W MAIN ST**
 County: **Rock**
 City: **Evansville**
 Township/Village:
 Unincorporated Community:
 Town:
 Range:
 Direction:
 Section:
 Quarter Section:

PROPERTY FEATURES

Year Built: **1898**
 Additions:
 Survey Date: **2006**
 Historic Use: **house**
 Architectural Style: **Queen Anne**
 Structural System:
 Wall Material: **Clapboard**
 Architect: **BLANCHARD & HANKINSON (BUILDERS)**
 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: A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation.
Bibliographic References: Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. MONTGOMERY, RUTH ANN. EVANSVILLE REVIEW. NOVEMBER 20, 1996. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991.

RECORD LOCATION

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





SOUTH SIDE

- ROOF & GUTTERS
- FRONT DOOR – Replace aluminum screen/storm door with more period-appropriate wooden screen/storm door.
 - See Exhibit 1 for proposed door design options.
 - See Exhibits 2 & 3 -- This door was previously approved, as part of a larger project, by the Evansville Historic Preservation Commission and the Wisconsin Historical Society (with conditions) in 2016. This was not completed previously due to time and budget restrictions.



WEST SIDE

- ROOF & GUTTERS



EAST SIDE

- ROOF & GUTTERS



EAST SIDE

- FENCING: PHOTOS SHOW AIR CONDITIONING UNIT “NOOK”
 - See Exhibit 4 -- fence photos and diagram
 - See Exhibit 5 – diagram of placement of air conditioner units & 36” tall screening fence
- WINDOW: PLYWOOD DOOR OPENING TO BE REPLACED WITH WINDOW (BEHIND NEW AIR CONDITIONING UNITS) -- OUTDOOR & INDOOR VIEWS
 - See Exhibit 6 -- sketch of proposed window
 - See Exhibits 2 & 3 -- This window was previously approved, as part of a larger project, by the Evansville Historic Preservation Commission and the Wisconsin Historical Society (with conditions) in 2016. This smaller piece of the project was not completed previously due to time and budget restrictions.



NORTH, EAST, AND WEST SIDES

- WINDOWS: MUDROOM EXTENDS FROM NORTH SIDE (BACK) OF HOUSE. WINDOWS (FACING EAST AND WEST) ON EITHER SIDE OF MUDROOM TO BE REPLACED.
 - See Exhibits 2 & 3 – These windows were previously approved, as part of a larger project, by the Evansville Historic Preservation Commission and the Wisconsin Historical Society (with conditions) in 2016. This was not completed previously due to time and budget restrictions.



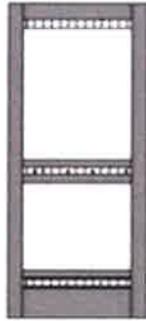
GARAGE

- ROOF AND GUTTERS



EXHIBIT 1 – FRONT DOOR, SCREEN/STORM DOOR OPTIONS

vintagewoodworks.com – Private

 <p>Door # 7123</p>	 <p>Door # 7125 Larger view</p>	 <p>Door # 7190 Larger view</p>	 <p>Door # 7191 Larger view</p>
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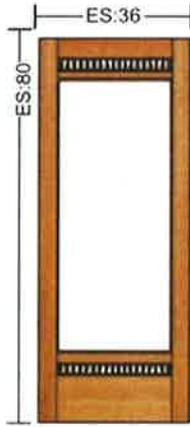
 <p>Door # 7133 Although not clear in image at left, 1/2" x 2-1/4" Casing #74 and 5/8" x 2-1/2" Corner Blocks #6 are applied to the face of this Door. Larger view</p>	 <p>Door # 7151 Although not clear in image at left, 1/2" x 2-1/4" Casing #74 and 5/8" x 2-1/2" Corner Blocks #6 are applied to the face of this Door. Larger view</p>
---	---

vintagedoors.com – Private

Geneva Screen Door
0 Items to Quote in My Project Cart

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Back to Victorian Screen & Storm Doors



ES:36
ES:80



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

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

Certificate of Appropriateness Decision Criteria:

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

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

Describe reasons why proposal does or does not meet each standard:

WORK WILL NOT ALTER HISTORIC CHARACTER

Certificate of Appropriateness is hereby:

- Approved
- Not approved
- Approved with conditions:

Approved by: Stephen Carter
Community Development Director or HPC Chairperson Signature

Date: 7/25/2016

HISTORIC PROPERTY INFORMATION

Historic property address: 334 W. MAIN ST.

Parcel Number: 6-27-752

EXHIBIT 3
Page 1



August 15, 2016

Sharon Cybart & Lyman Fuson
334 West Main Street
Evansville, WI 53536

Re: Historic Preservation Certification Application
Project Number WI160007
Reviewed: Conditionally Approved

Dear Ms. Cybart & Mr. Fuson,

On 2016-08-11, the Division of Historic Preservation received a Historic Preservation Certification Application for your property at 334 West Main Street in Evansville. Enclosed is a copy of the signed Part 1 application indicating your house has been determined to be a historic property for purposes of this program.

We have reviewed the Part 2 application and determined the proposed project will meet the "Secretary of the Interior's Standards for Rehabilitation" if the conditions on the following page are met. Enclosed is a copy of the signed Part 2 application.

If questions arise during your project, we have many new articles about maintaining and preserving historic buildings that you may find useful: www.wisconsinhistory.org/preserve-your-building

When you have completed all of the work, you must close out the project in order to claim/retain tax credits.

1. Take photographs of the overall appearance of the house (from all four sides), as well as detailed "after" shots of the specific work that you have carried out. These photos should be printed in color and of a high resolution.
2. Send the photos to us along with the Request for Certification of Completed Work (attached).
3. A signed Certification of Completed Work will be required by the Department of Revenue to claim the tax credits.

If you have any questions I can be reached by mail at the Wisconsin Historical Society, by telephone at 608/264-6490, by fax at 608/264-6504, or by e-mail at jen.davel@wisconsinhistory.org.

Sincerely,



Jen Davel
Senior Preservation Architect

Collecting, Preserving and Sharing Stories Since 1846

816 State Street Madison, Wisconsin 53706

wisconsinhistory.org

EXHIBIT 3
Page 2



WISCONSIN
HISTORICAL
SOCIETY

ASSIGNED PROJECT CONDITIONS

Contractor Copy

PROPERTY NAME: Anna L. Axtell House
PROJECT NUMBER: WI160007
334 West Main Street
Evansville

In order for your project to be approved for income tax credits the following conditions must be met. A second copy of these conditions are being provided for your contractor's use. It is the homeowner's responsibility that all conditions are met. Failure to meet these conditions results in project denial.

1. The wood storm door number 7125 is not appropriate. Per the information submitted, a wood door such as 7190 is an approveable door. The door should be primed and painted.
2. The window within the former door opening is approved but the remaining space below the window (between the original casing) should be filled with an exterior grade panel (primed and painted.)
3. The two windows at the mud room can be replaced but cannot be double hung. The new windows must match the original appearance in the closed position. An awning or hopper window would allow for ventilation, but also retain the original appearance.


Jen Davel for Jim Draeger, State Historic Preservation Officer

8.15.16
DATE

Collecting, Preserving and Sharing Stories Since 1846

816 State Street Madison, Wisconsin 53706

wisconsinhistory.org

EXHIBIT 4

Photos and dimensions of fence to screen two air conditioning units in “nook” on east side of house. More than one of these 2-piece units would be needed. This fence could be painted to blend with the house/yard and landscaping planted around it.

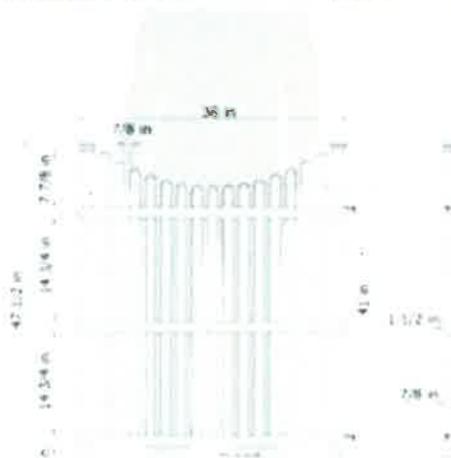
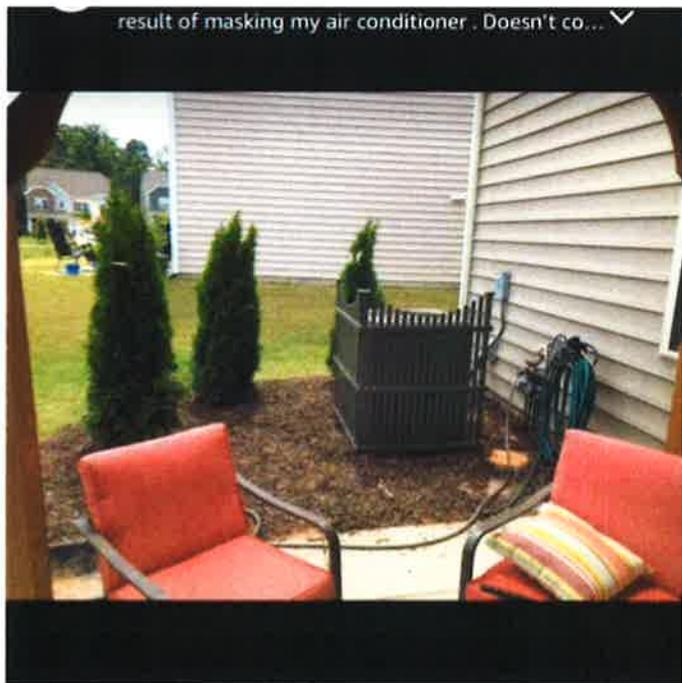


EXHIBIT 5

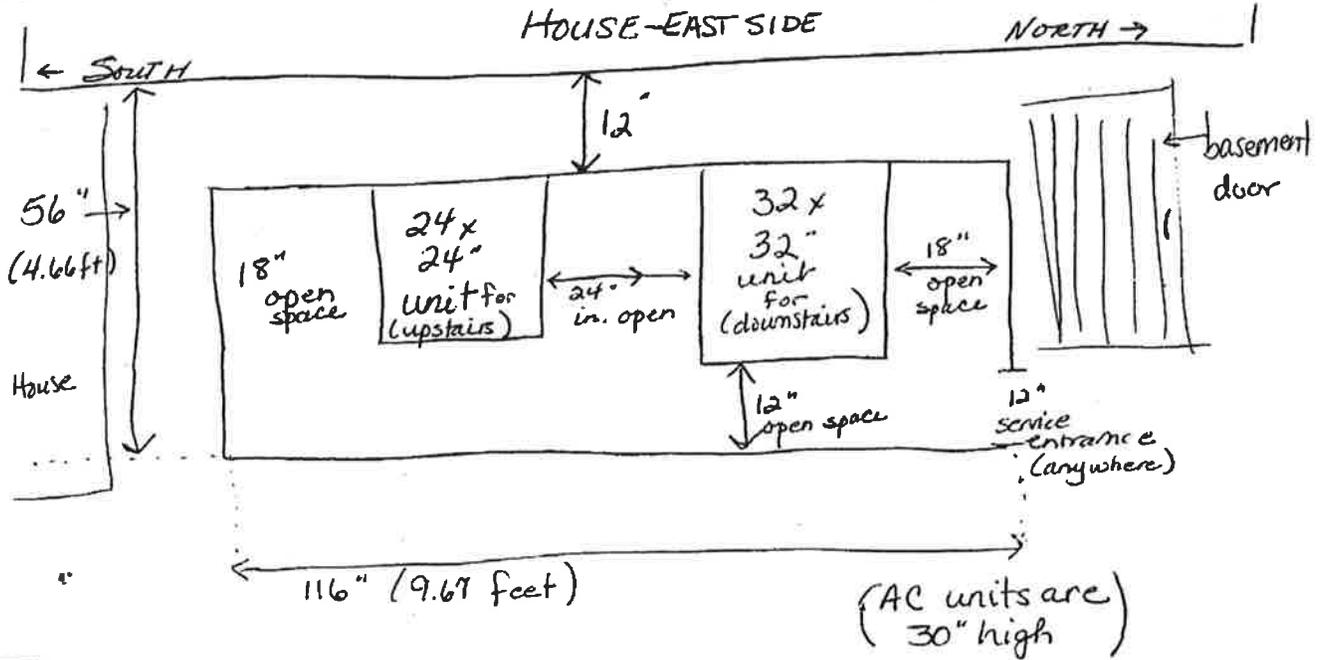
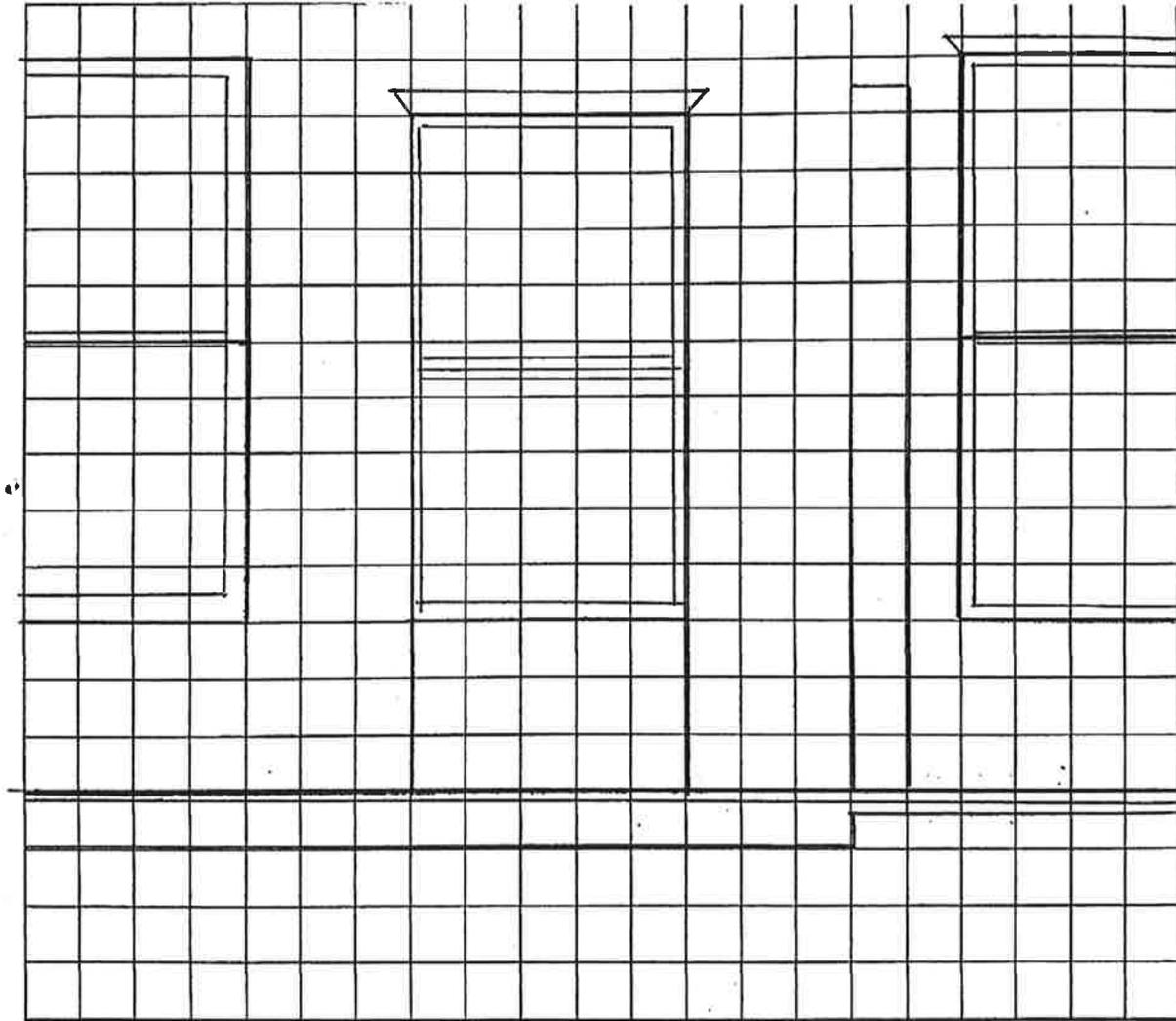


EXHIBIT 6



SUBMITTED BY: Shaem A. Cybart (OWNER'S SIGNATURE)



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>Francesca Bua</u>	Historic Property Address: <u>115 S. Madison St.</u>
	Applicant Mailing Address: <u>" 115 S. Madison "</u>	Evansville, WI 53536
		The following information is available on the property's tax bill:
	Applicant Phone: <u>815-826-0815</u>	Parcel Tax ID Number: 222 <u>061003</u>
	Applicant Email: <u>fbua@wisc.edu</u>	Parcel Number: 6-27- <u>692</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>Campbell;</u> <u>Millspring</u>
	Owner Phone: <u>815-826-0815</u>	AHI Number: <u>84950</u>
Owner Email: <u>fbua@wisc.edu</u>	Contributing: Y or N <u>Y</u>	

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

- Application Form with attachments (as outlined in Section 3C and 5):**
 - Clear photo(s) of every portion of the property that will be affected by the work
 - Historic photograph(s) (if available)
 - Exterior elevations or sketches of existing conditions and proposed work
 - Samples or specifications of proposed materials
 - If Section 3B applies, evidence of un-reparability
 - Site plan (if applicable)
 - Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
- 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: [Signature] DATE: 4/16/21

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 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 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.)
<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="font-size: 1.2em;">fencing the backyard to block off pedestrians walking <u>through</u>; fencing a 6' privacy wood fence</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 style="text-align: center; font-size: 1.2em;">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>	
<p> </p> <p> </p> <p> </p> <p> </p> <p> </p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p style="font-size: 1.2em;">NO</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.)</p>
	<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p style="font-size: 1.2em;">We will be using 6' wood fencing so as to comply w/ guidelines outlined by Mr. Sargent</p>	
<p>4C Have you submitted this project for state or federal tax credits?</p>	
<p> </p> <p> </p>	

115 S Madison St. Backyard



4/13/2021, 10:56:03 AM

1:320

Parcels

Override 1

Parcel Annotation Points

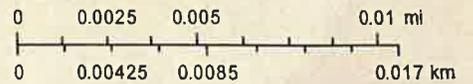
<all other values>

Cemetery

CSM Text

Other Roads

Subdivision Text



Key: existing chain-link
proposed new wood fence

Rock County Land Information Office

ArcGIS Web AppBuild

responsible for any damages, which result from third party use of the data and maps herein, or for any use, which ignores this warning. The responsibility for data updates resides with the end user, not the provider.







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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PROPERTY RECORD**115 S MADISON ST****Architecture and History Inventory**

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**NAMES**Historic Name: **Campbell; Millspaugh**

Other Name:

Contributing: **Yes**Reference Number: **84950****PROPERTY LOCATION**Location (Address): **115 S MADISON 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: **Queen Anne**

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: BUILT BETWEEN 1891 AND 1894.

Bibliographic References: PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891. SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1894.

RECORD LOCATION

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



**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: 115 S Madison	Tax ID Number: 222 061003
Historic Property AHI Number: Campbell; Millsparagh	Parcel Number: 6-27-692

PROJECT ADDRESS _____

PERMIT # _____

PROJECT DESCRIPTION:

Building onto fence in backyard
6' wood privacy fence

PARCEL #:

6-27-692

TAX ID #:

222061003



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

Francesca Bua

115 S. Madison

815-826-0815

fbua@wisc.edu

CONTRACTOR: CONST HVAC ELEC PLBG

LIC/CERT#/EXP

PHONE

EMAIL

" owner/occupant "

X

"

"

" "

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~~ 150

SQ.FT.

ESTIMATED PROJECT COST \$

1500

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 2 READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE

DATE

4/13/21

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

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184

LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511



**APPLICATION FOR
DEMOLISHING A HISTORIC STRUCTURE**
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION
31 S. Madison St, PO Box 529, Evansville, WI 53536

**\$0.00
Application
Fee**

This is a request for approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. No historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3). This notice is sent by the City after HPC approval. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <u>3/16/21</u>
	<u>Steve Marteloni</u>	
	<u>Sydney Marteloni</u>	
	AHI Number (available at www.wisconsinhistory.org):	
		Parcel Tax ID Number: <u>222 065057</u>
	Historic Property Address:	Parcel Number: <u>6-27- 892</u>
	<u>20 Mill St</u>	Phone: <u>(608) 438-2372</u>
	<u>Evansville WI</u>	Email: <u>smart10ni@gmail.com</u>
	Owner Name (if different from above):	Owner Phone (if different):
Owner Address (if different from above):	Owner Email (if different):	
<u>306 W. Nichols St.</u>	<u>smartaloni@gmail.com</u>	
<u>Albany WI</u>		

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

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

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

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

3. COA Application for proposed work

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

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

SUBMITTED BY:

Owner/Applicant Signature

DATE: 3-16-21

PROJECT ADDRESS 20 mill st PERMIT # _____

PROJECT DESCRIPTION: <u>Demo + Re Build New home</u>	PARCEL #: <u>6-27-892</u>
	TAX ID #: <u>222-065051</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 <u>Steve Mantaloni</u>	ADDRESS <u>Alban</u> <u>306 W. Nichols St</u>	PHONE <u>608-438-2372</u>	EMAIL <u>smant@evansvillewi.com</u>
--	---	------------------------------	--

CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP <u>DC-012100048</u>	PHONE <u>608-438-2372</u>	EMAIL
---	--------------------------------------	------------------------------	-------

CONTRACTOR: <input type="checkbox"/> CONST <input checked="" type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP <u>10734</u>	PHONE <u>882-6221</u>	EMAIL <u>info@evansvillewi.com</u>
---	-------------------------------	--------------------------	---------------------------------------

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

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input checked="" type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP <u>IRCA electric</u>	PHONE <u>1277403</u>	EMAIL <u>icm@evansvillewi.com</u>
---	---------------------------------------	-------------------------	--------------------------------------

PROJECT AREA 1100 SQ.FT. ESTIMATED PROJECT COST \$ 120,000

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 READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE [Signature] DATE 3-16-21

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

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	<i>Entire dwelling</i>
	Why is demolition of the structure necessary?
	<i>Walls / Floor joist / Rafters are Rotting - Roof Rotting</i>
	<i>Foundation collapsing / HVAC, Electrical, water heater not code</i>
	How long have you owned the property?
	<i>9 months</i>

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	<i>Have only owned for 9 months. The condition of the home is devastating</i>
	What alternatives to demolition have you considered?
	<i>Intentions of Remodeling. Rebuilding foundation</i>
	What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?
	<i>99,300</i>
	What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building?
	<i>[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]</i>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Site plan (if applicable)4. Exterior elevations or sketches of existing conditions and proposed work5. Samples or specifications of proposed materials6. Additional attachments that may assist in understanding the proposed work

See Attached Information

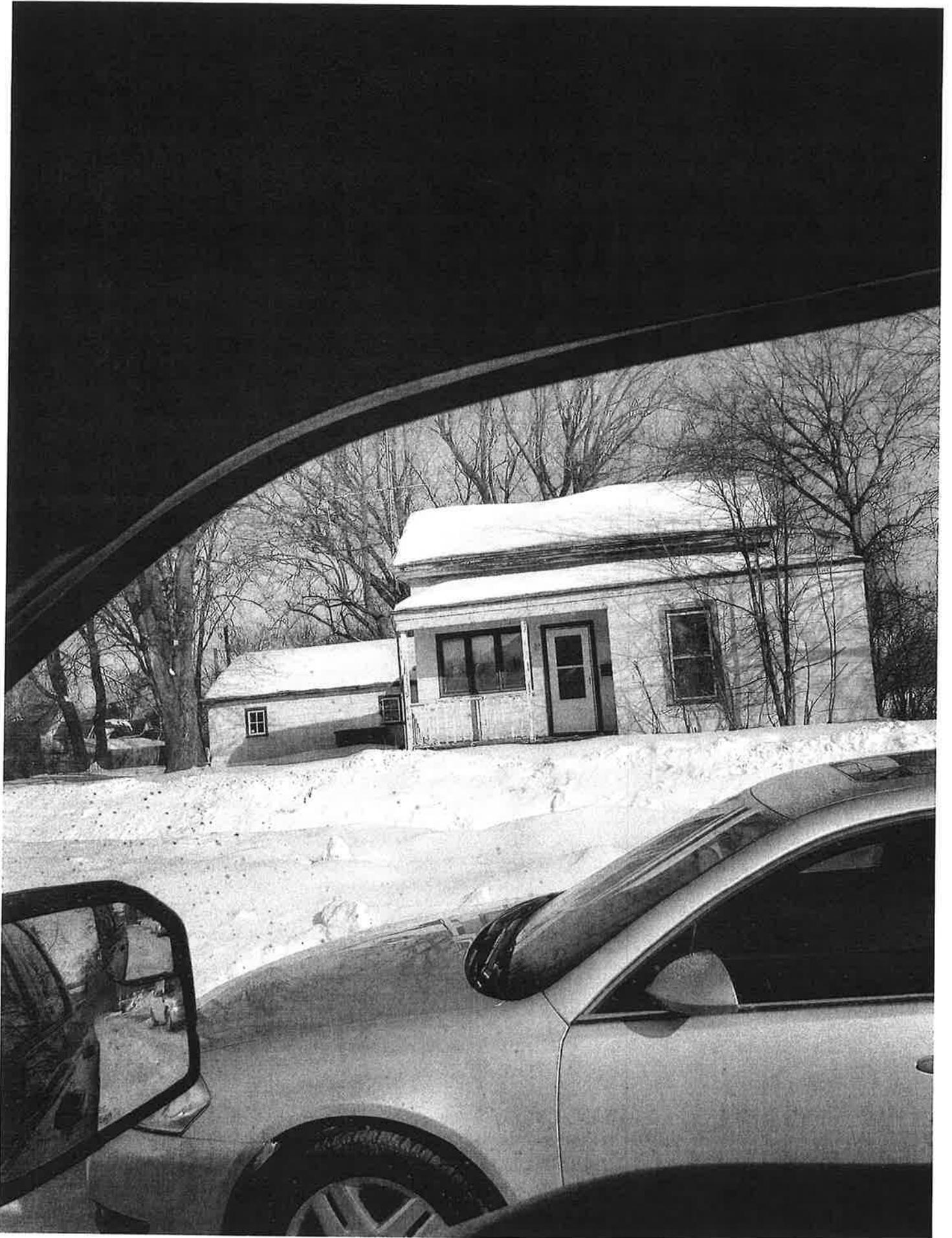
EXHIBIT: _____

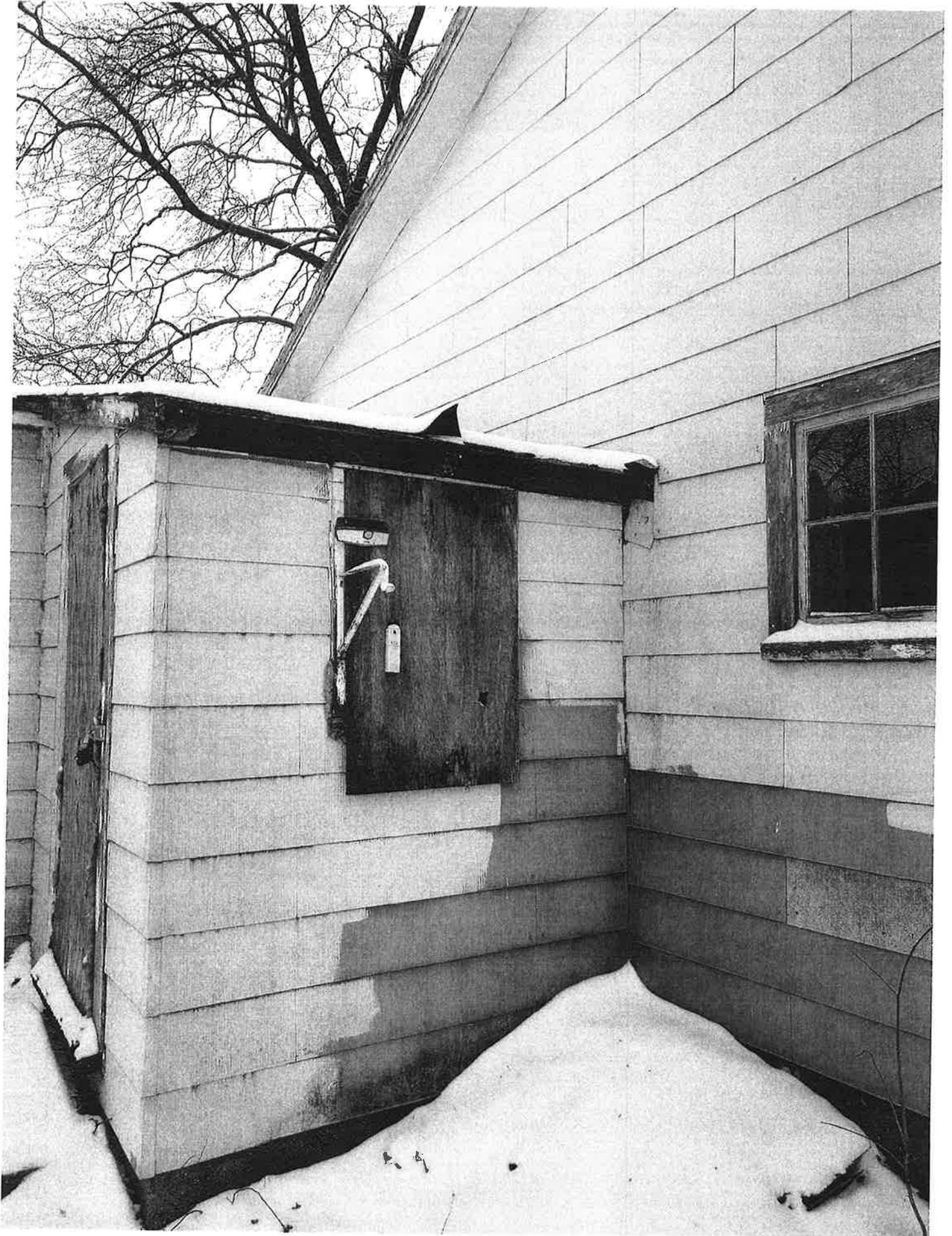
20 mill st EVANston

Old Remodel		
Plans		1000
Permits		2150
Demo		7780
Erosion		200
Laterals		1350
Excavate		6500
Brace up house		9750
Foundation under existing		18940
Flatwork in existing		7593
Waterproof		860
Framing Material		20324
New trusses to remove old		2695
HVAC		5580
Removal		950
Plumbing		6279
Removal and make fit		1350
Electrical		8021
Removal		1125
Fixtures		750
Insulation		1883
Drywall		7021
Flooring		5580
Siding		3416
Removal siding		1250
Roofing		7046
Gutters		693
Interior Doors		2210
Cabinetry		3500
Counter top		1470
Interior Trim		1325
Stairs to code		1850
Railing		75
Windows		3600
Removal		1500
Exterior Doors		1150
Door Hardware		500
Garage Door		1975
Misc		750
Demo		3200
Labor		72000
Total		225191

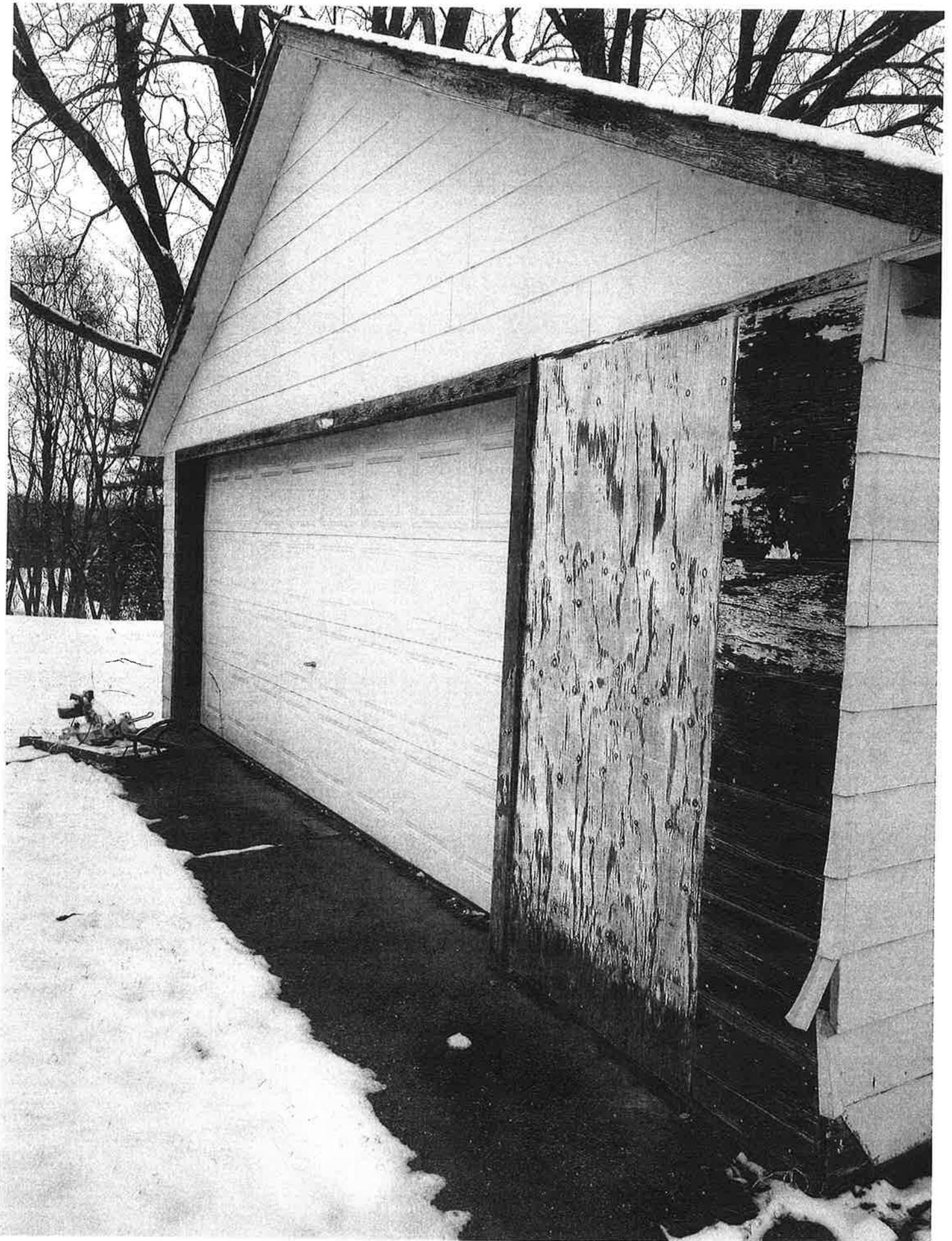
Plans	1000
Permits	2150
Demo	2780
Erosion	200
Laterals	1350
Excavate	3500
Foundation	12340
Flatwork	5564
Waterproof	860
Framing Material	20324
HVAC	5580
Plumbing	6279
Electrical	8021
Fixtures	750
Insulation	1883
Drywall	7021
Flooring	5580
Siding	3416
Roofing	7046
Gutters	693
Interior Doors	2210
Cabinetry	3500
Counter top	1470
Interior Trim	1325
Railing	75
Windows	3600
Exterior Doors	1150
Door Hardware	500
Garage Door	1975
Misc	750
Demo	3200
Labor	52000
Total	168092

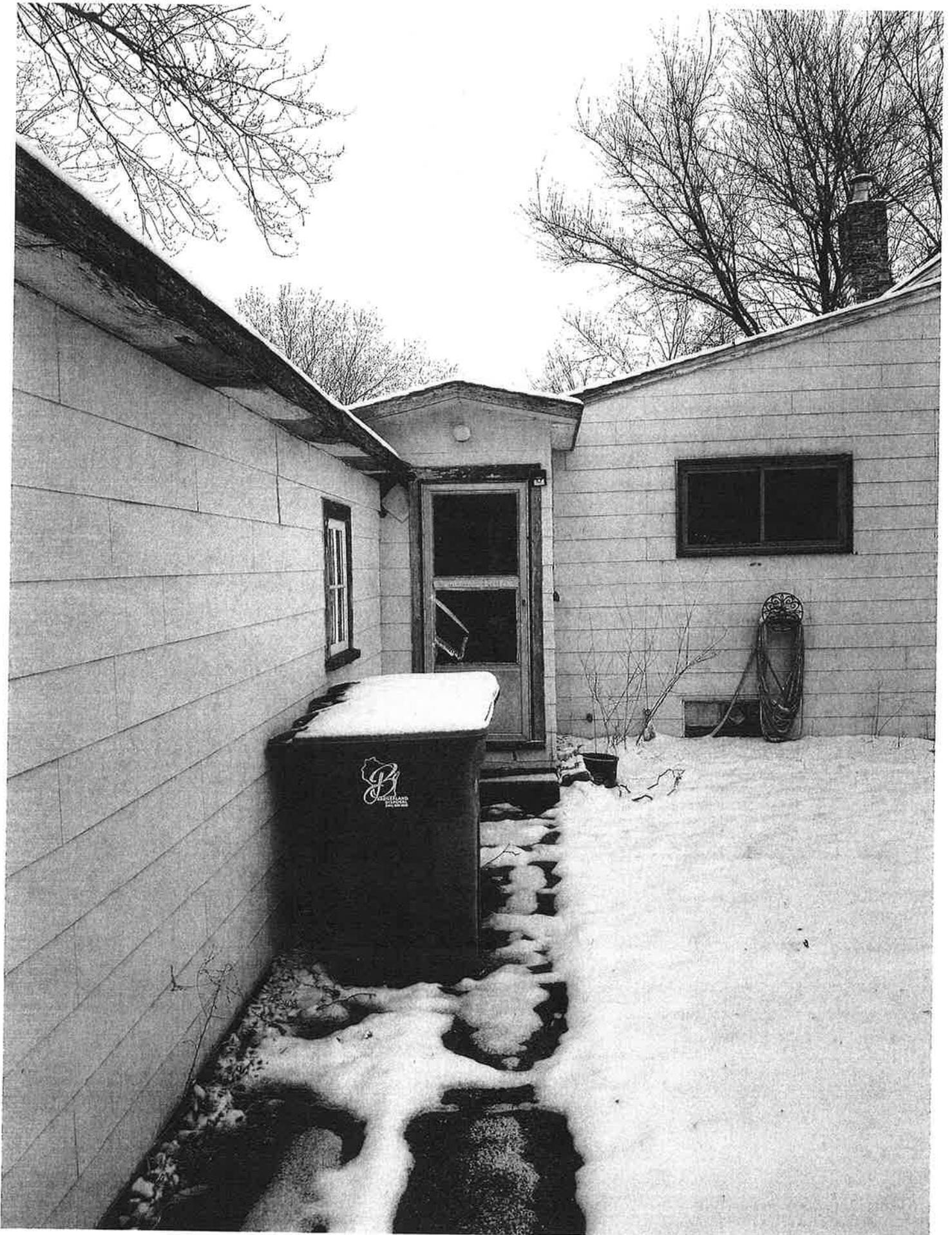
This is new home

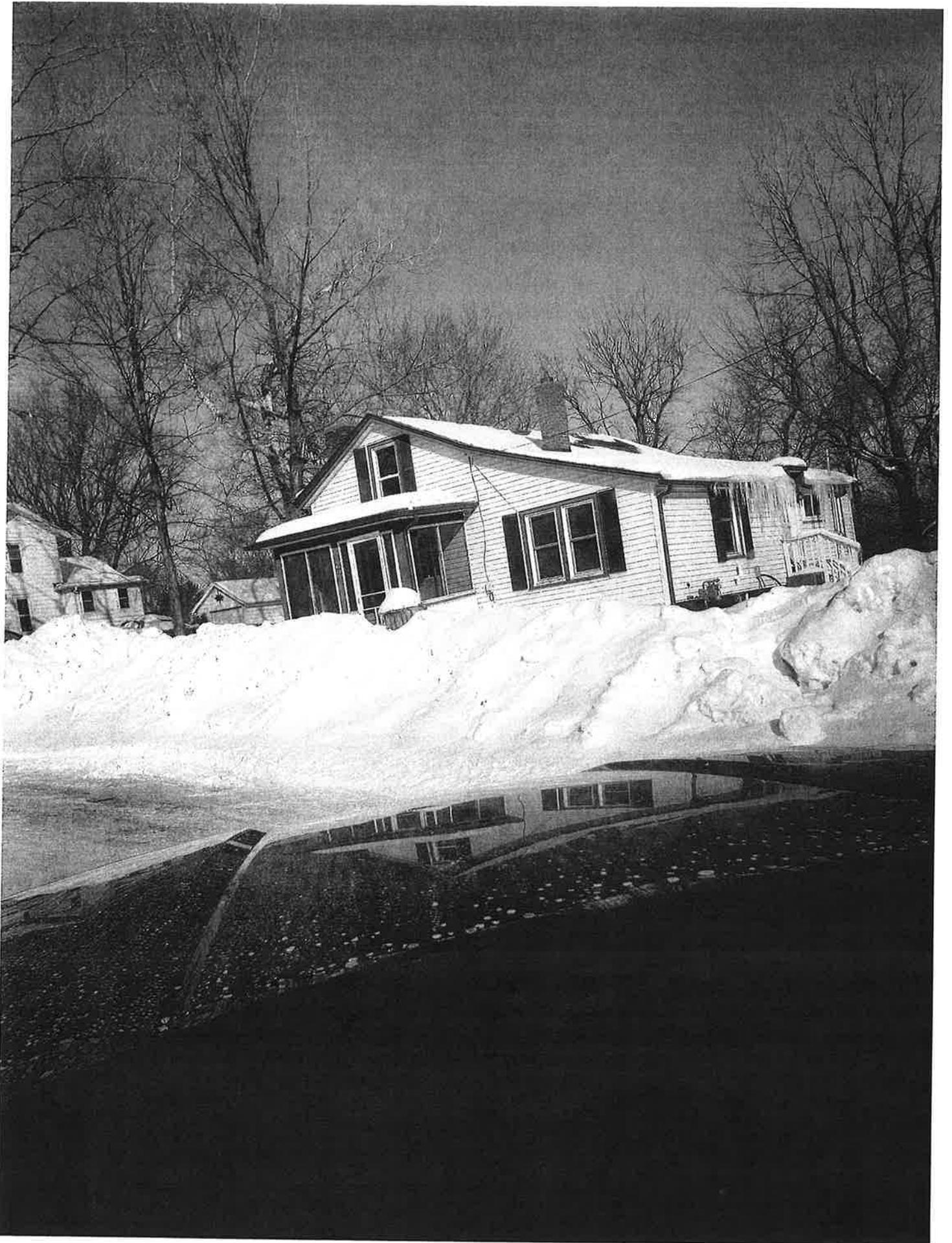


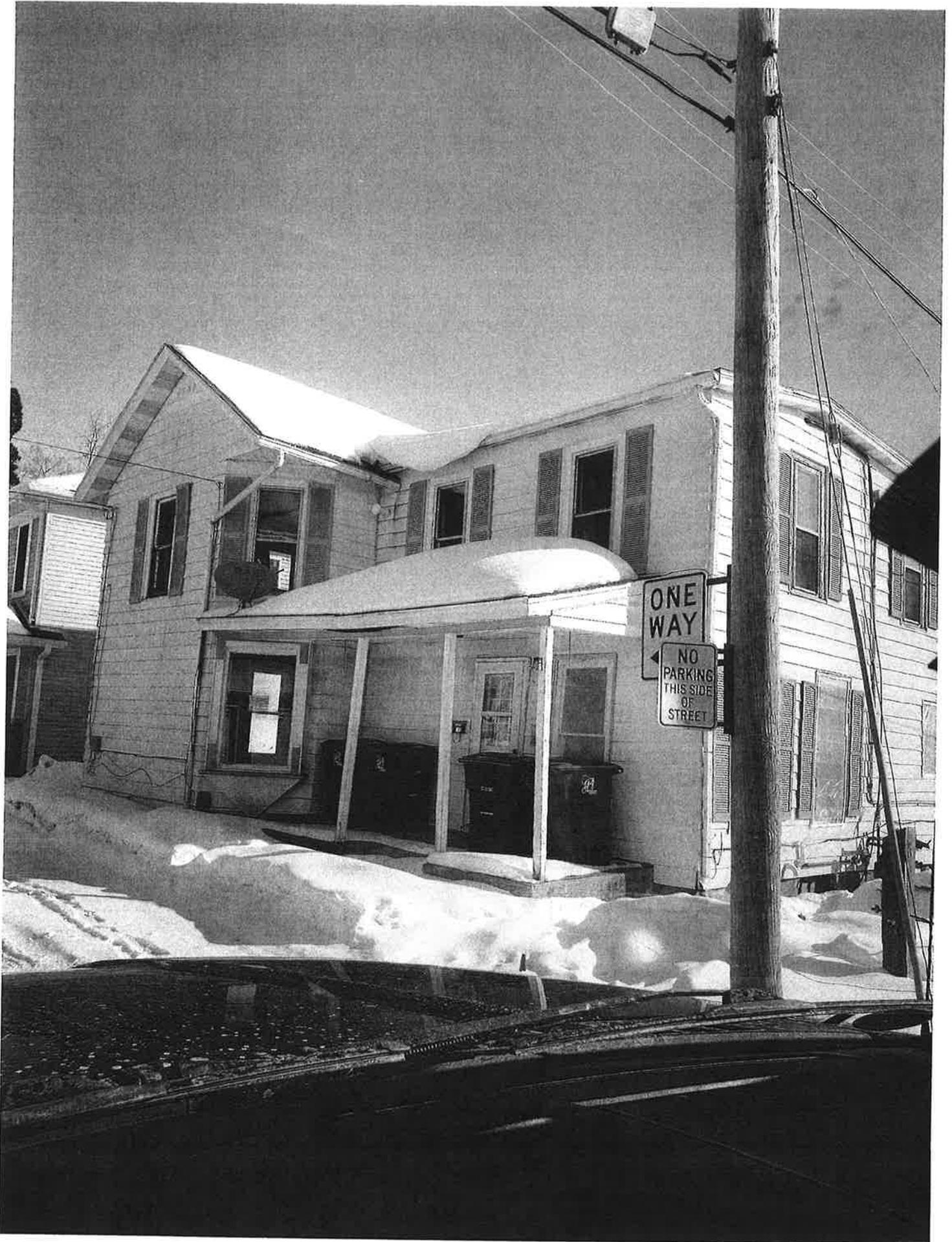


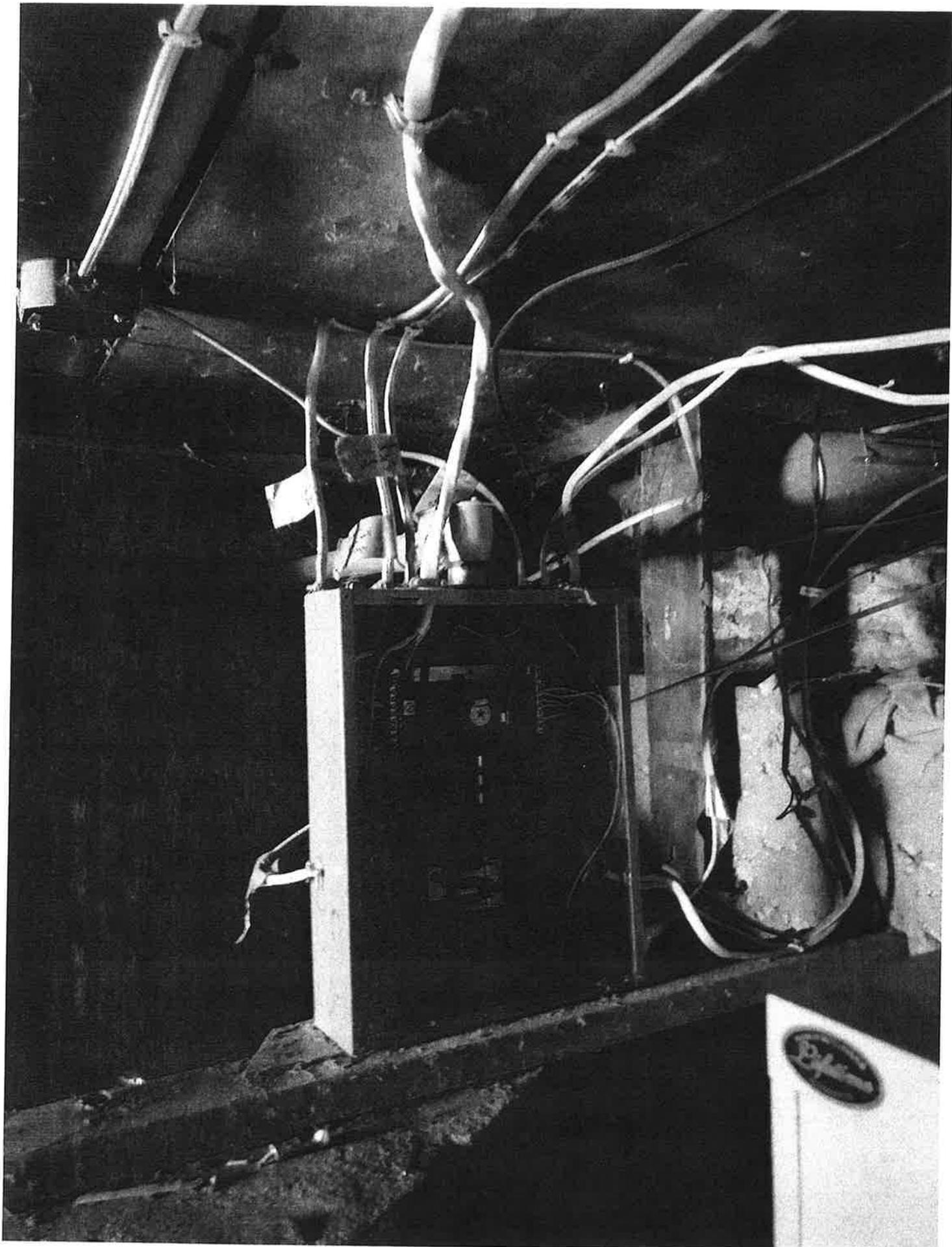


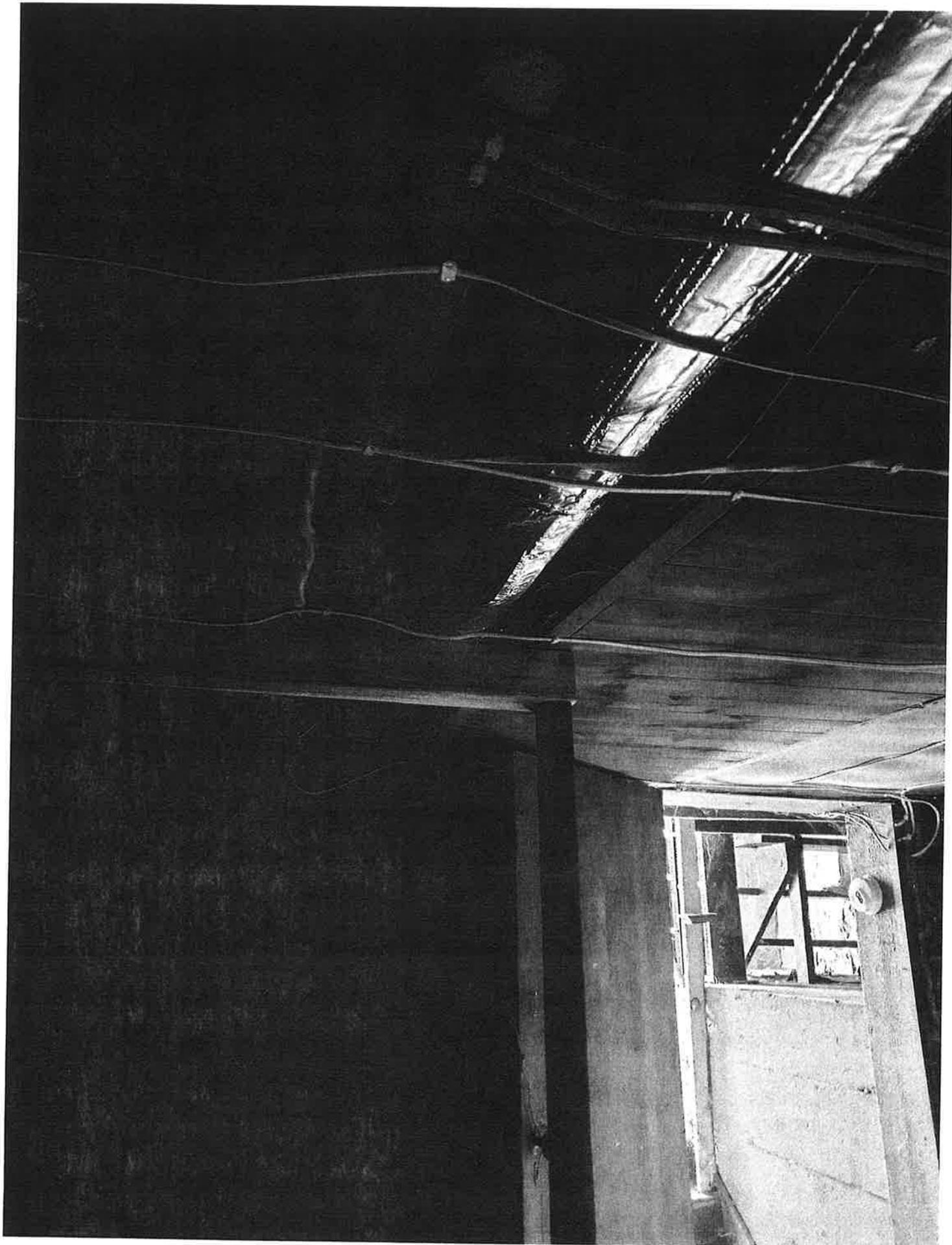


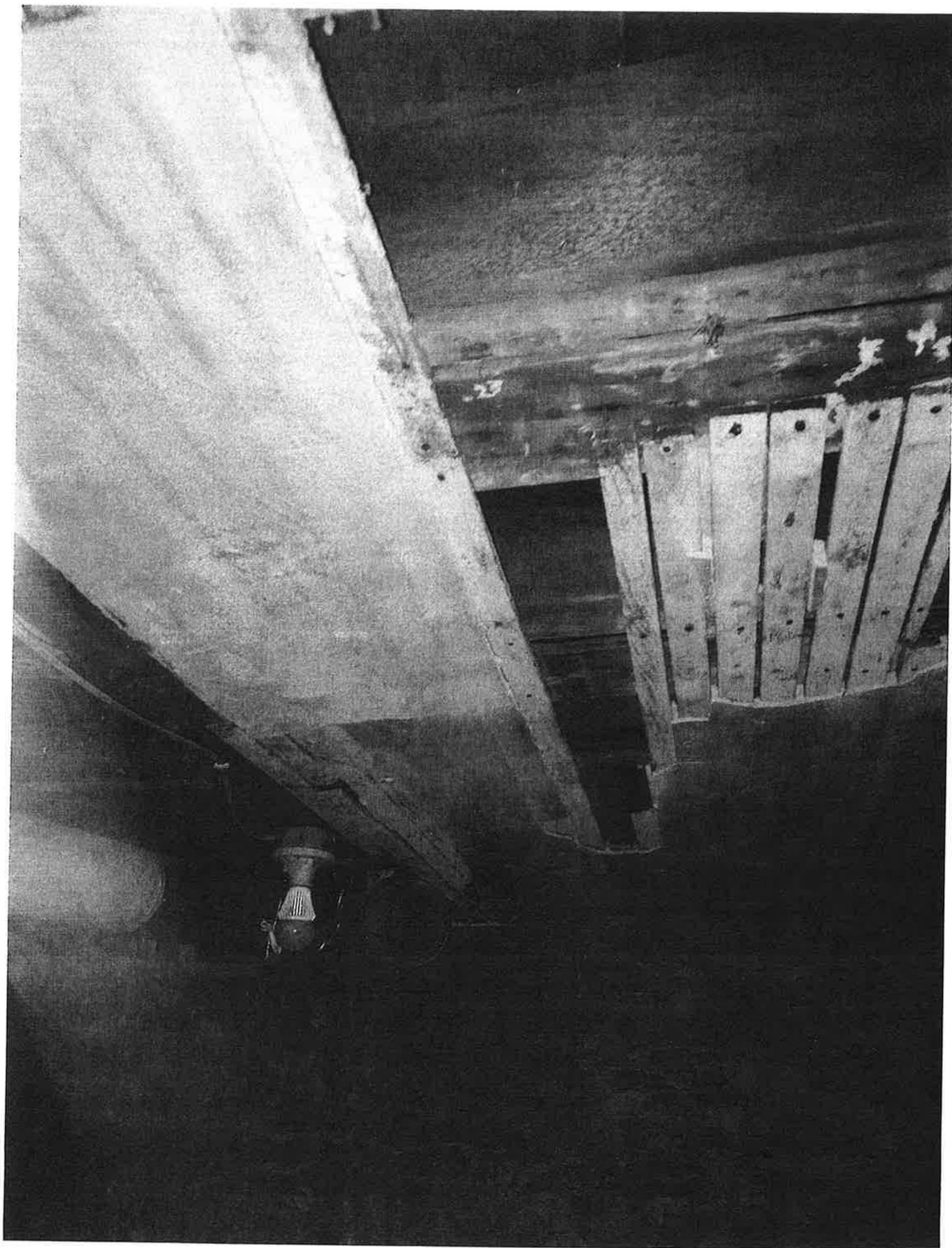


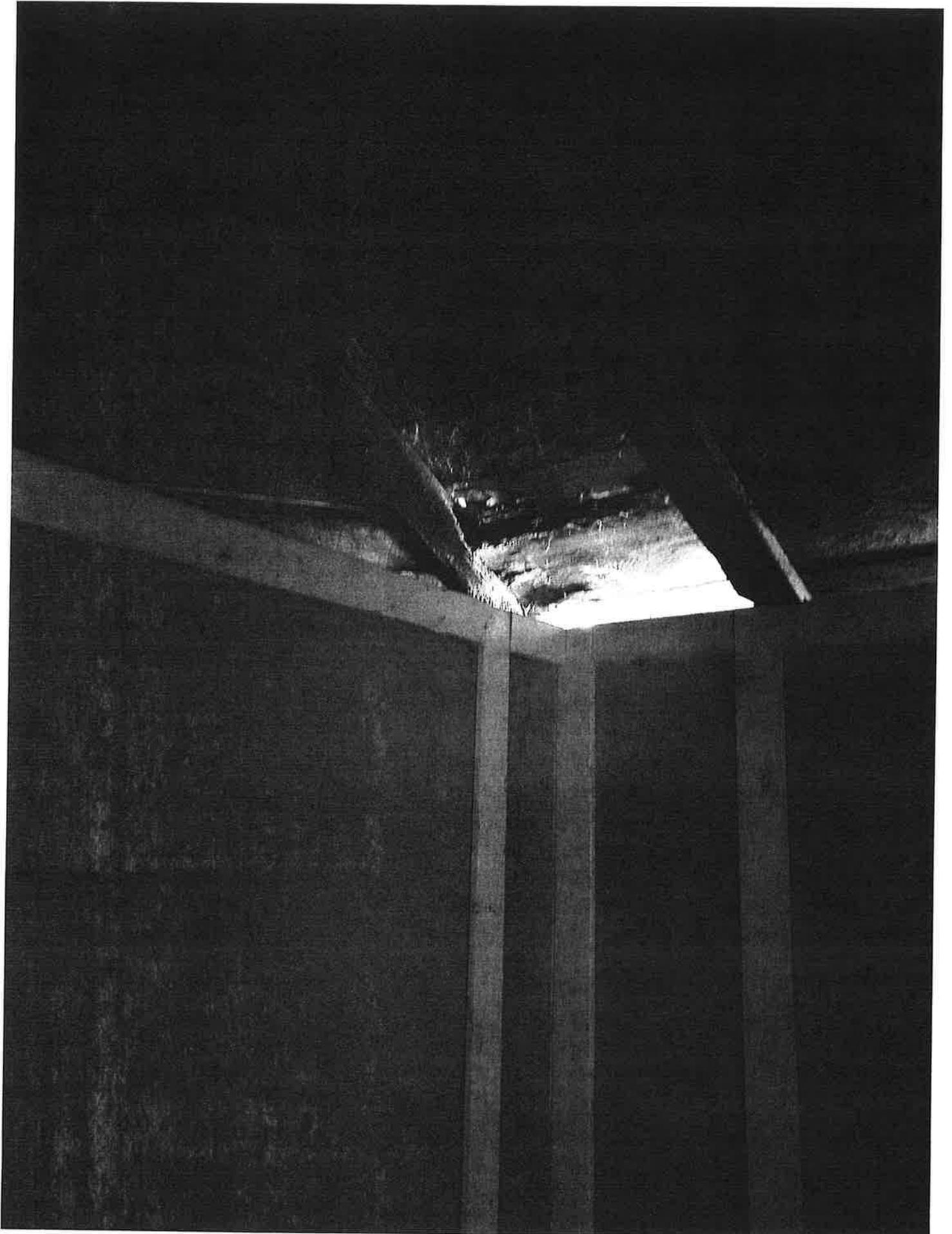


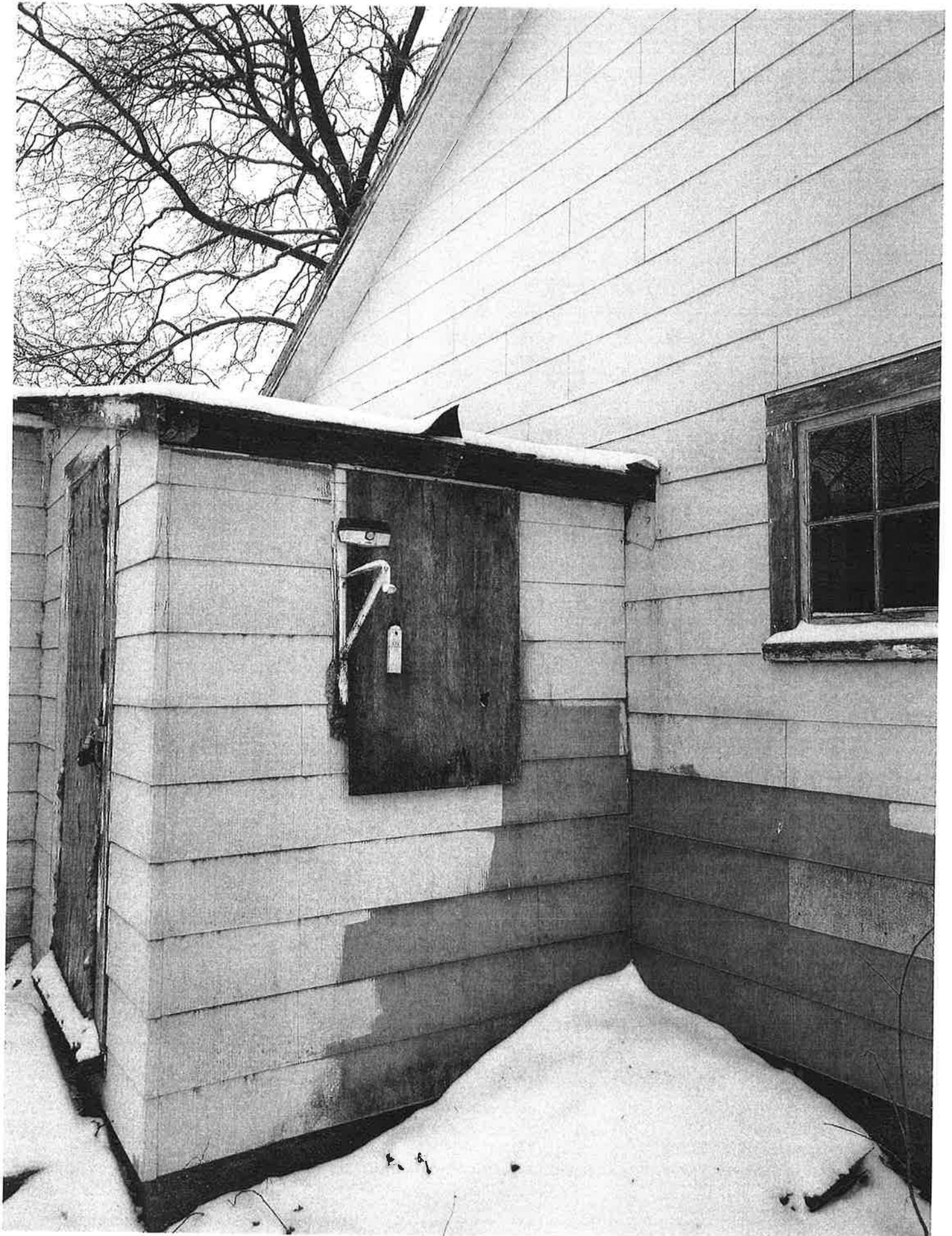












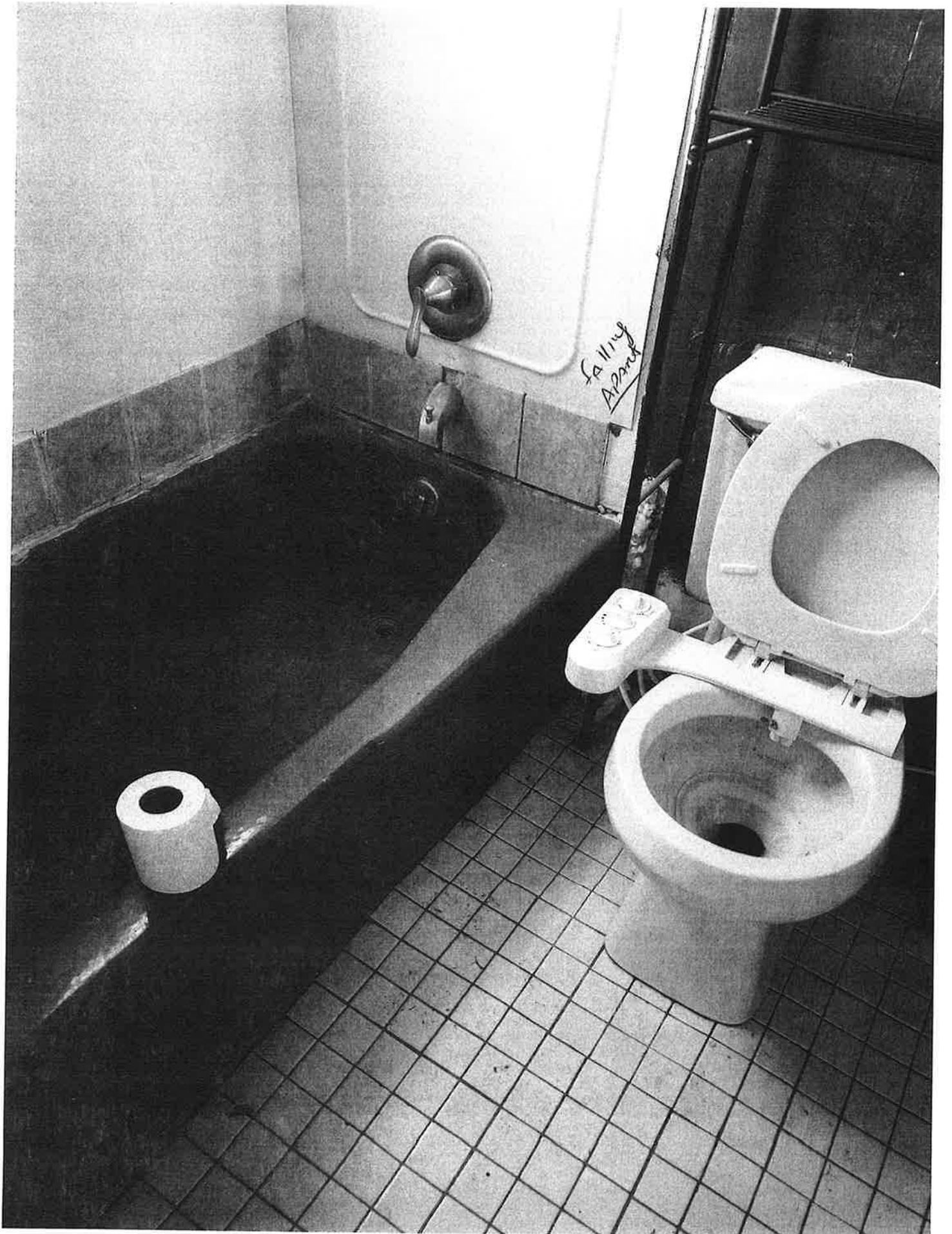




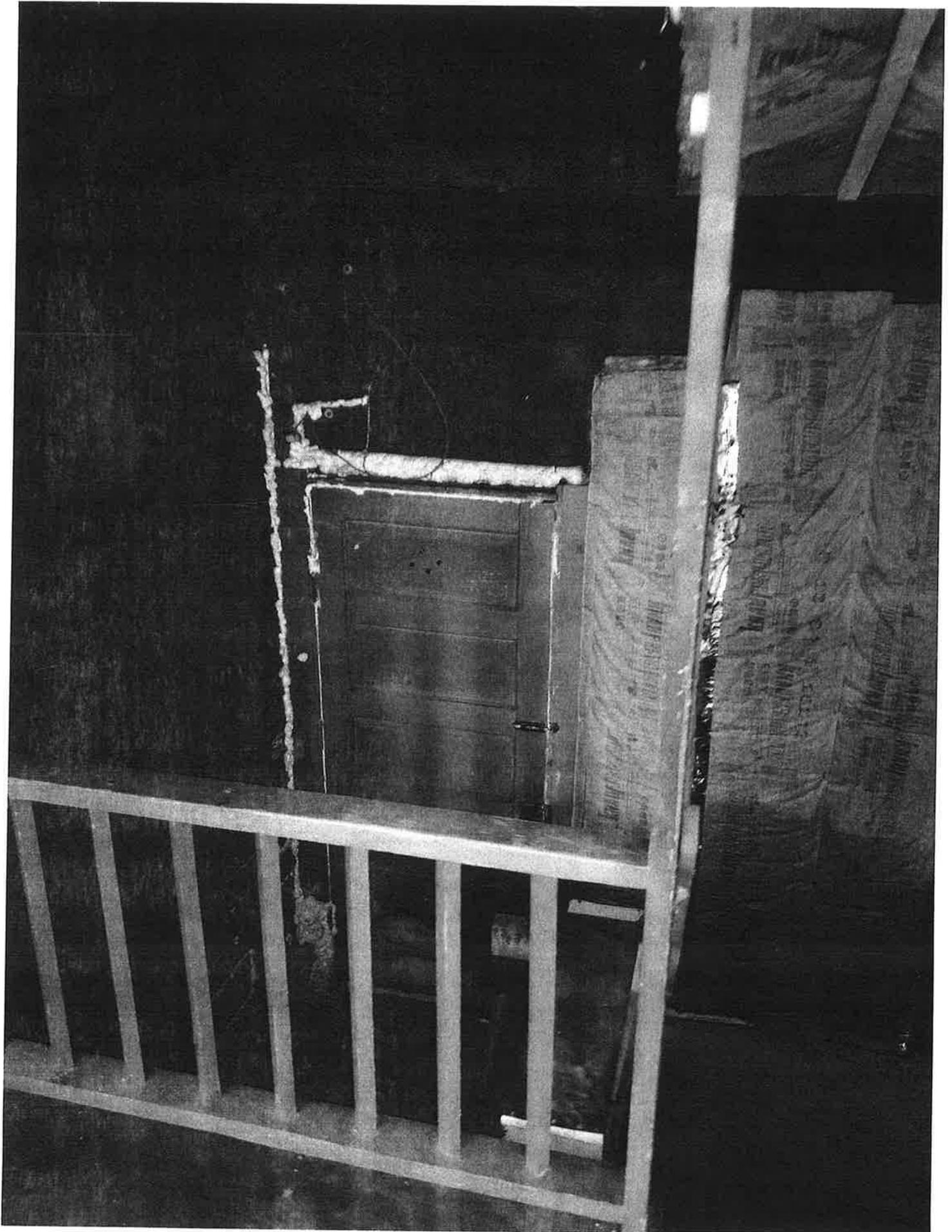


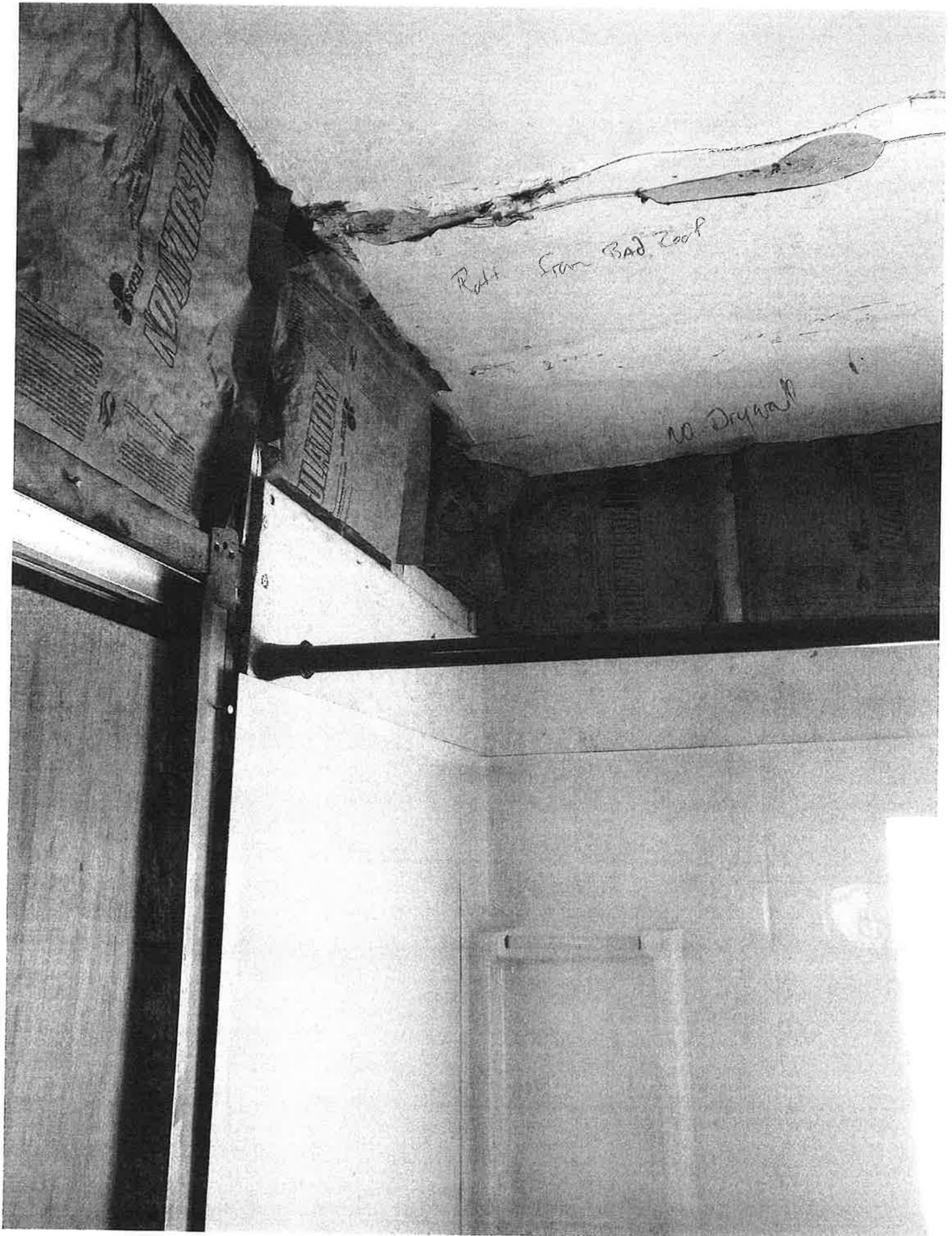
Risers More Than 9.5"

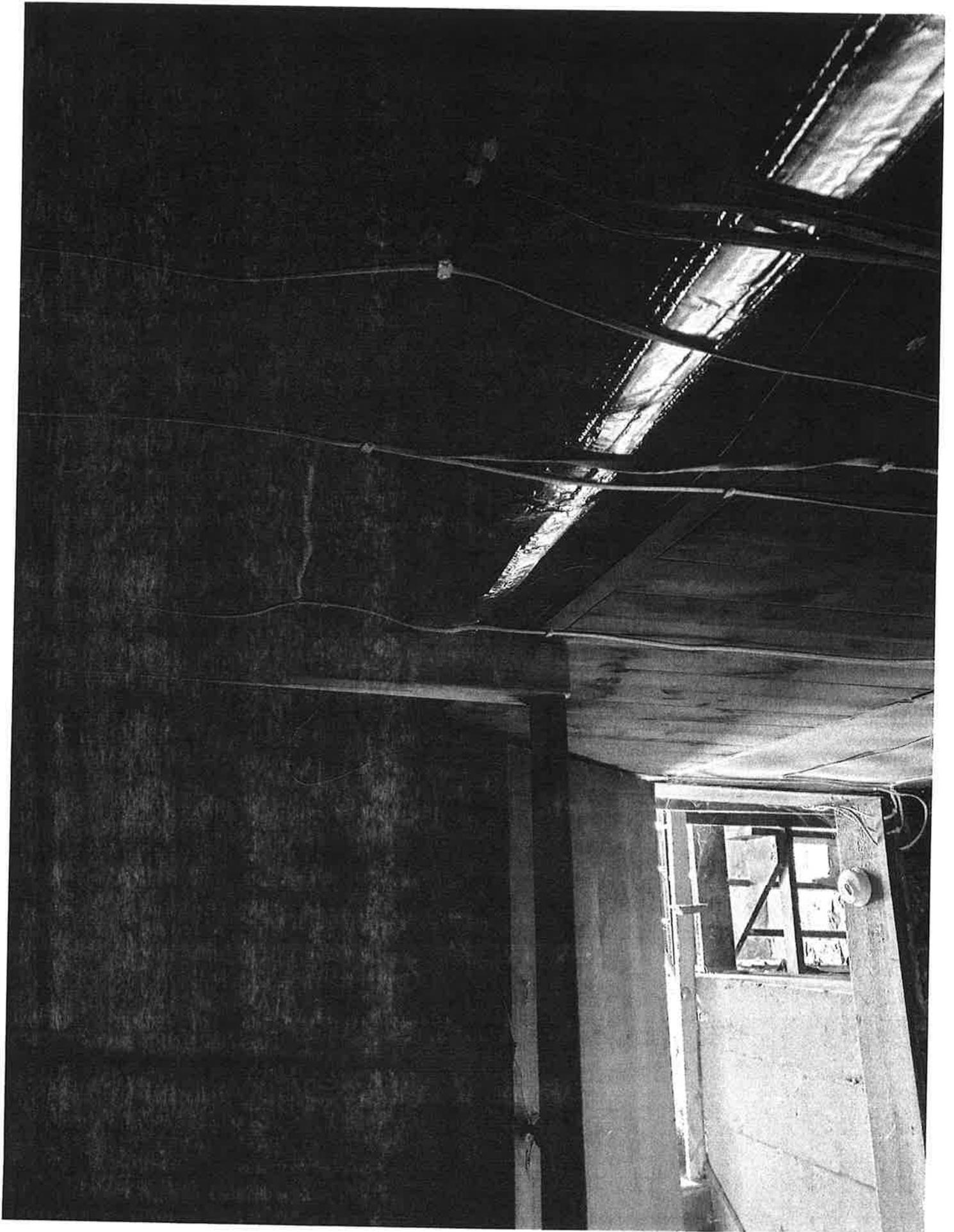


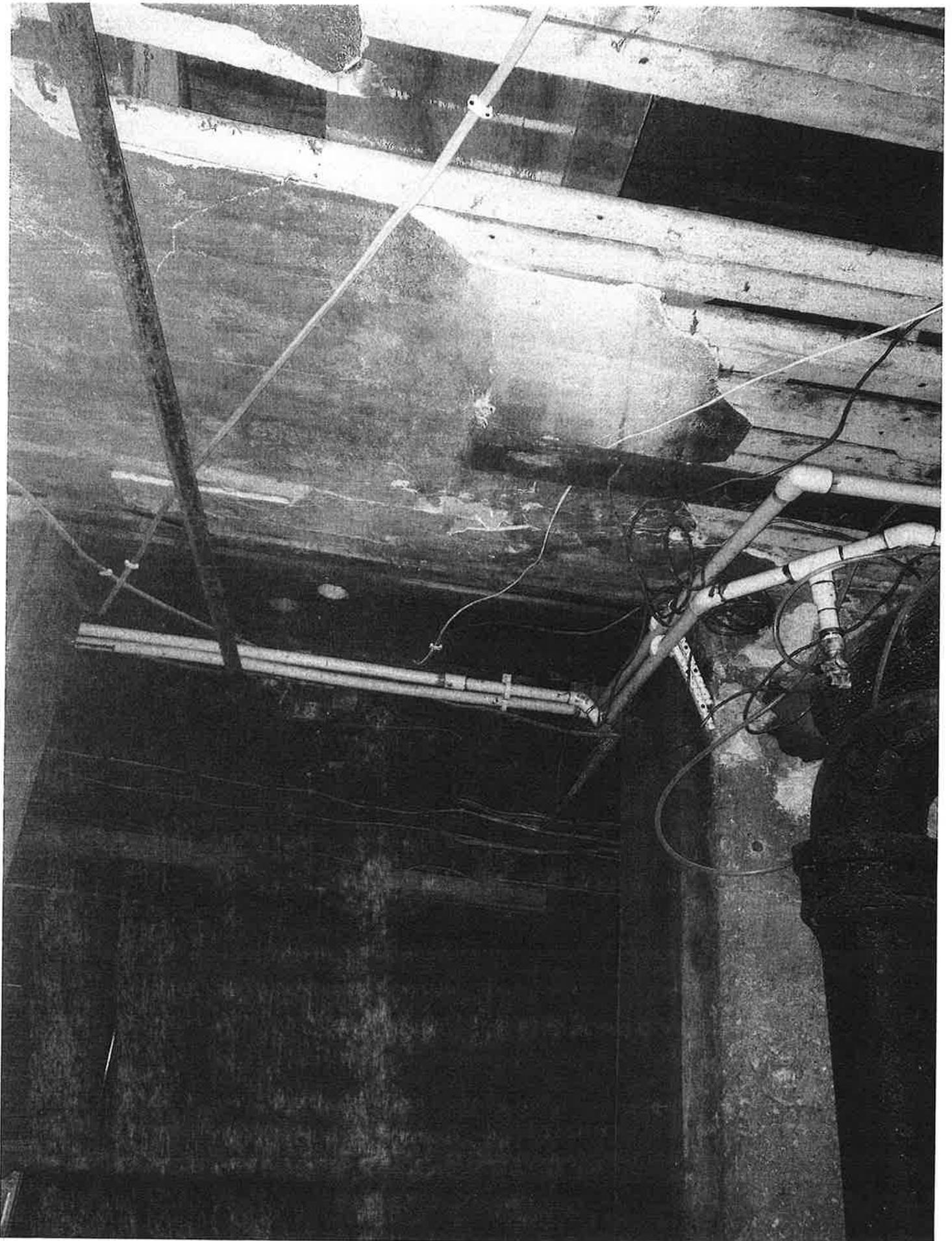


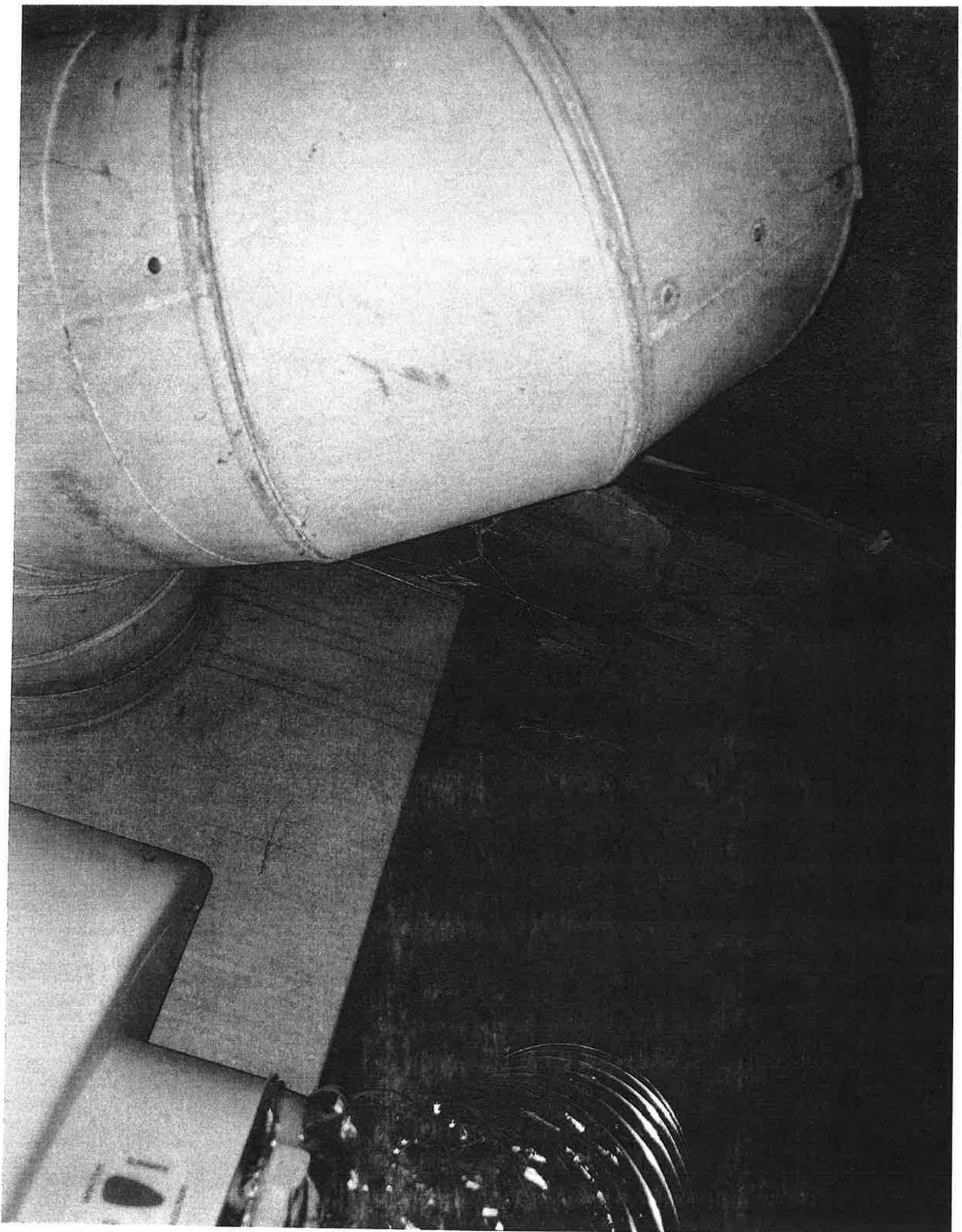


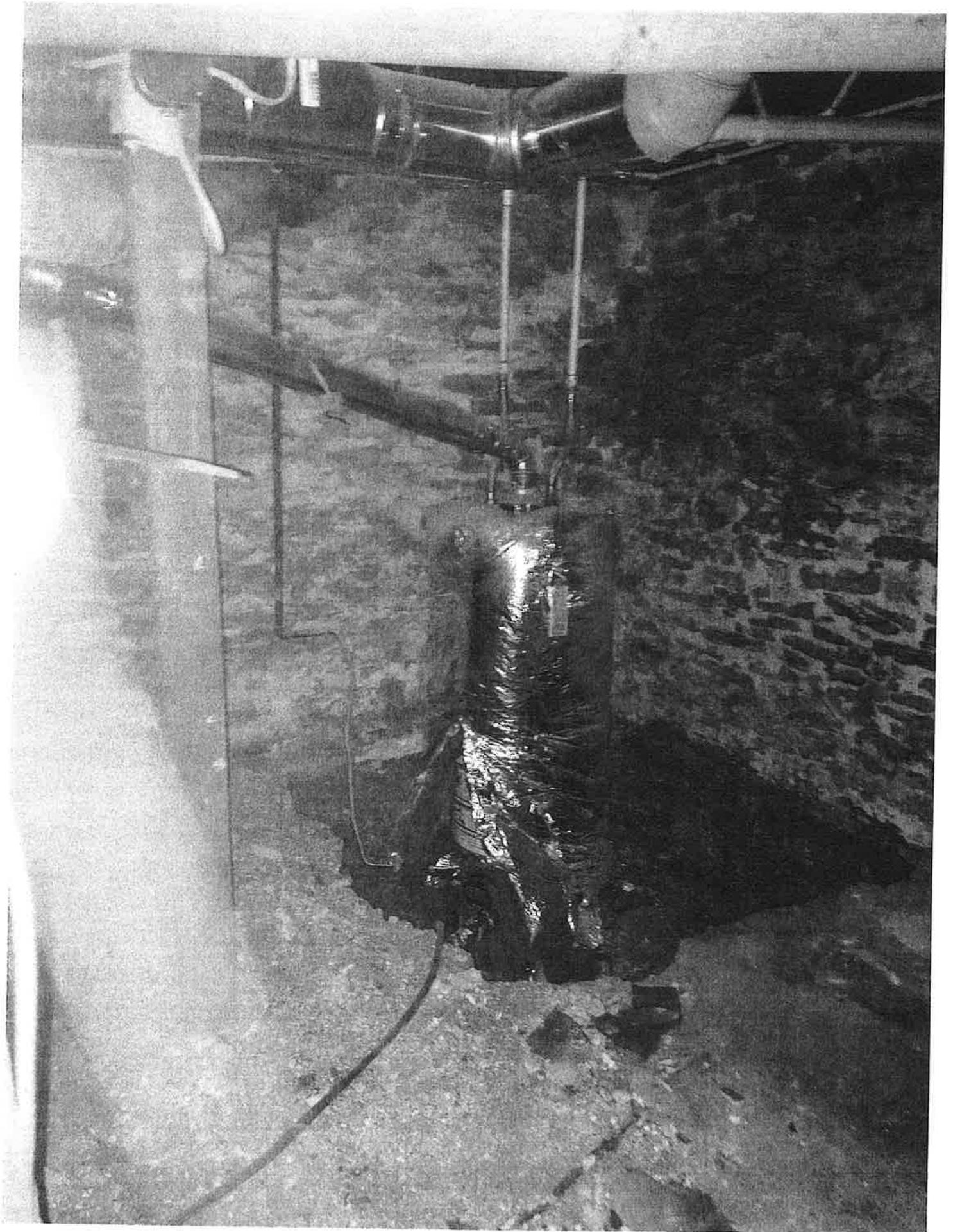














DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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

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

The Historic Preservation commission is authorized to grant permits to demolish a historic structure when the standards found in section 62-36(11) of the Municipal Ordinances are met:

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

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

Additionally, no historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3)

- Date City sent notice to WHS _____

Permit to Demolish (check one):

Approved, **Denied,** or **Approved with the following conditions:**

Approved by: _____
HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____



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>Steve Morabiani</u>	Historic Property Address: <u>20 mill st</u>
	Applicant Mailing Address: <u>206 W. Nichols St</u>	Evansville, WI 53536
	Applicant Phone: <u>608-438-2372</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>smorabiani@gmail</u>	Parcel Tax ID Number: 222 <u>065051</u>
	If different from above, please provide:	Parcel Number: 6-27- <u>892</u>
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	Historic Property Name: <u>None</u>
	Owner Phone:	AHI Number: <u>85256</u>
	Owner Email:	Contributing: <input checked="" type="radio"/> 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):

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

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

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

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

SUBMITTED BY: _____

Owner or Applicant Signature

DATE: 3-16-21

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 checked="" 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 metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input checked="" 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 type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input checked="" 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 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 checked="" type="checkbox"/> Sidewalk or paving	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input checked="" type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input checked="" type="checkbox"/> Other: <i>Matching as close as we could</i>
<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 checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input checked="" 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>The house is rotting and is inhabitable - we intend on demolishing entire structure in order to replace with a new structure to increase the value of the parcel</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-</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>See Attached</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>Minor. The property is a small 1000 sqft. one single level FT will be replaced with a 1300 sqft. single level</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>It will make the property livable Exterior TRIM will be replaced to match existing sidng will or can be 8" to match existing. Shingles will match existing (Asphalt) Pavon can look like existing.</i></p>
<p>4C Have you submitted this project for state or federal tax credits? <i>NO</i></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

See Attached

EXHIBIT: _____

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.

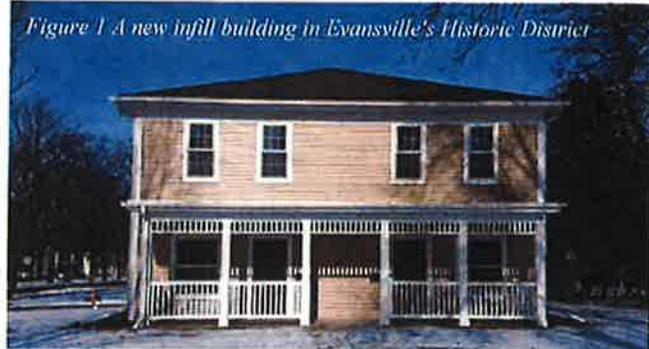


Figure 1 A new infill building in Evansville's Historic District

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

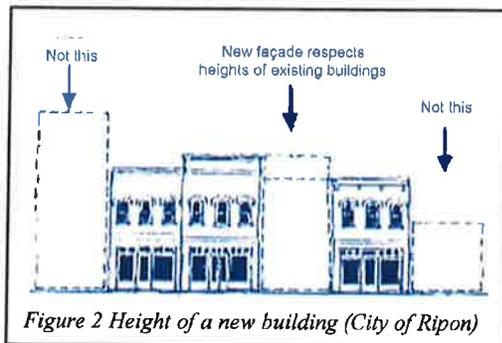


Figure 2 Height of a new building (City of Ripon)

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.

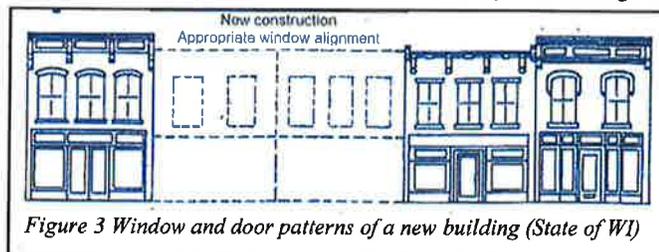


Figure 3 Window and door patterns of a new building (State of WI)



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



yes

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	

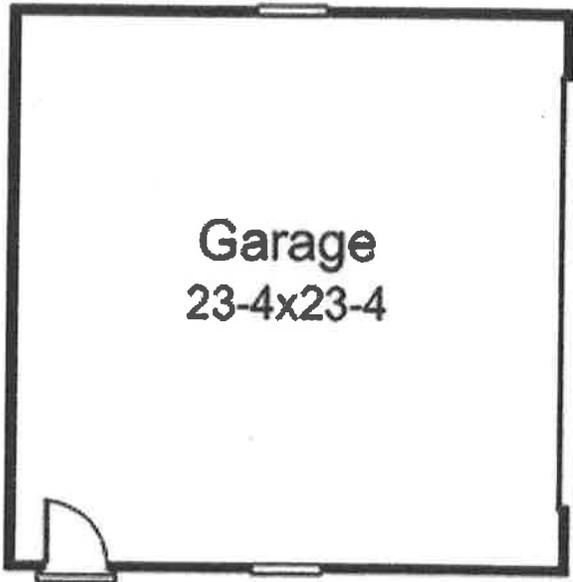
Specifications

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

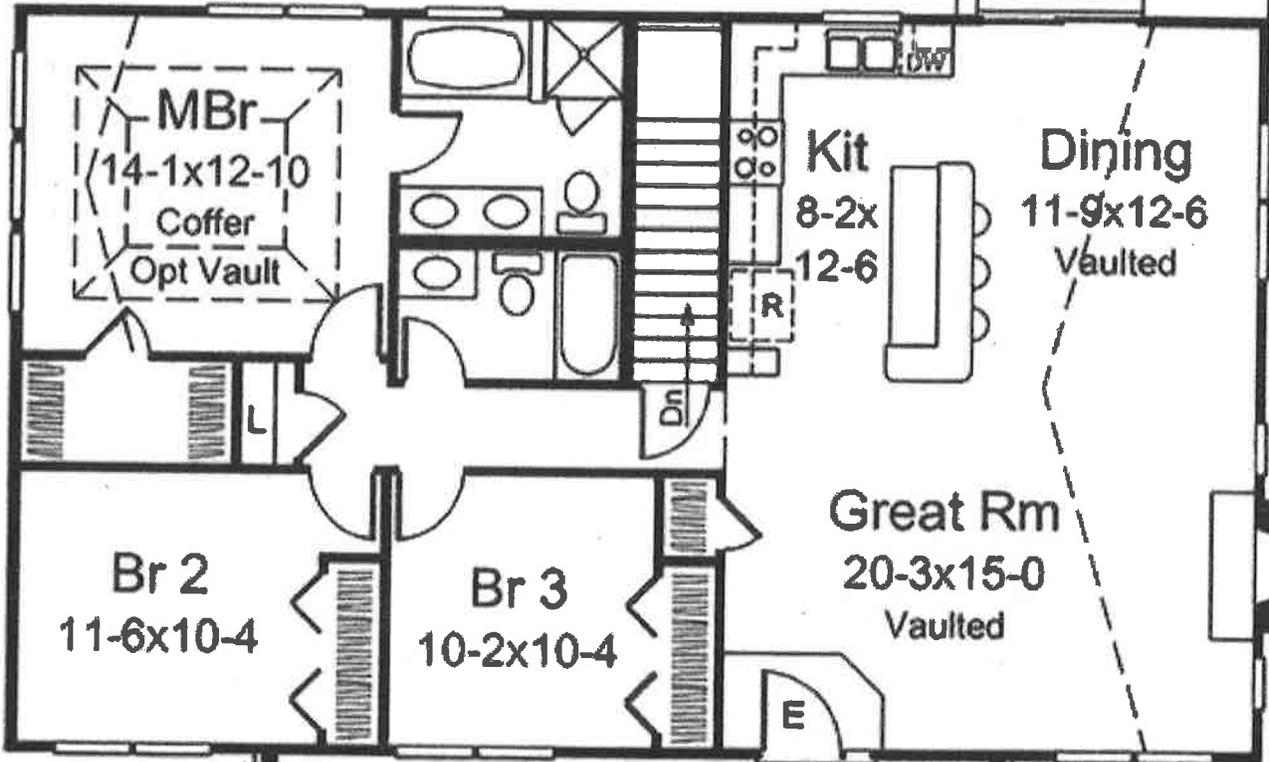
Main Ceiling	9'
--------------	----



Garage
23-4x23-4



Patio



MBr
14-1x12-10
Coffer
Opt Vault

Kit
8-2x
12-6

Dining
11-9x12-6
Vaulted

Great Rm
20-3x15-0
Vaulted

Br 2
11-6x10-4

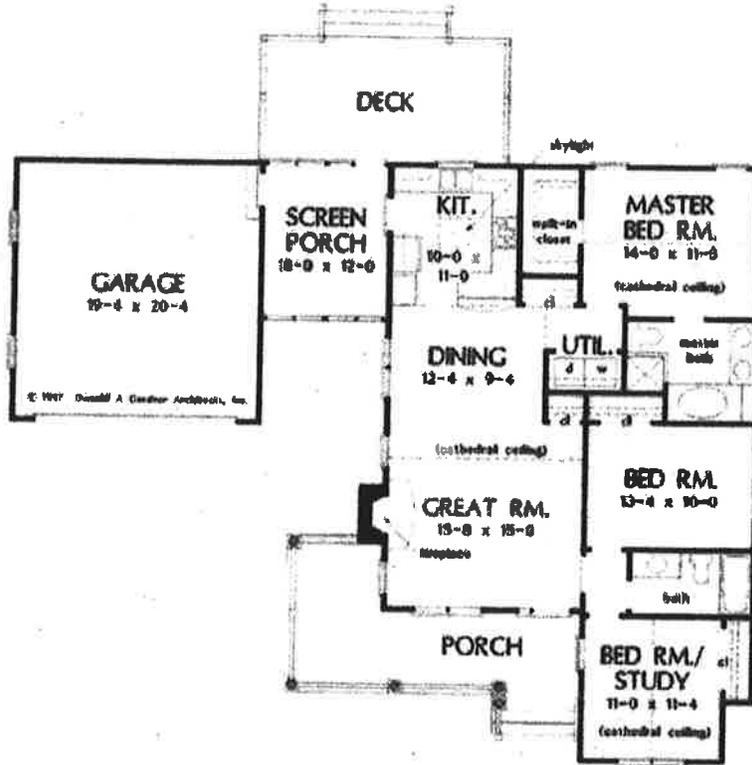
Br 3
10-2x10-4

Porch

FLOOR PLANS

Floor Plan - Main Floor

Reverse



BUILDER Advantage Program



PRO BUILDERS:

Join the club and save 5% on your first order plus exclusive discounts and more.

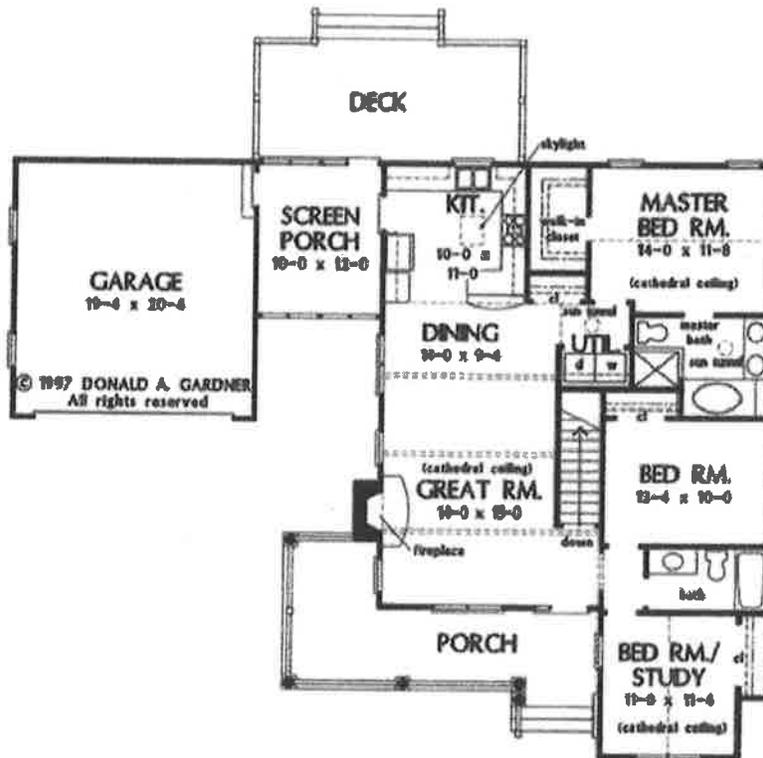
JOIN FOR FREE

[Click to Get Your Trend Report](#)

Floor Plan - Main Floor

Reverse

PO



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

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--
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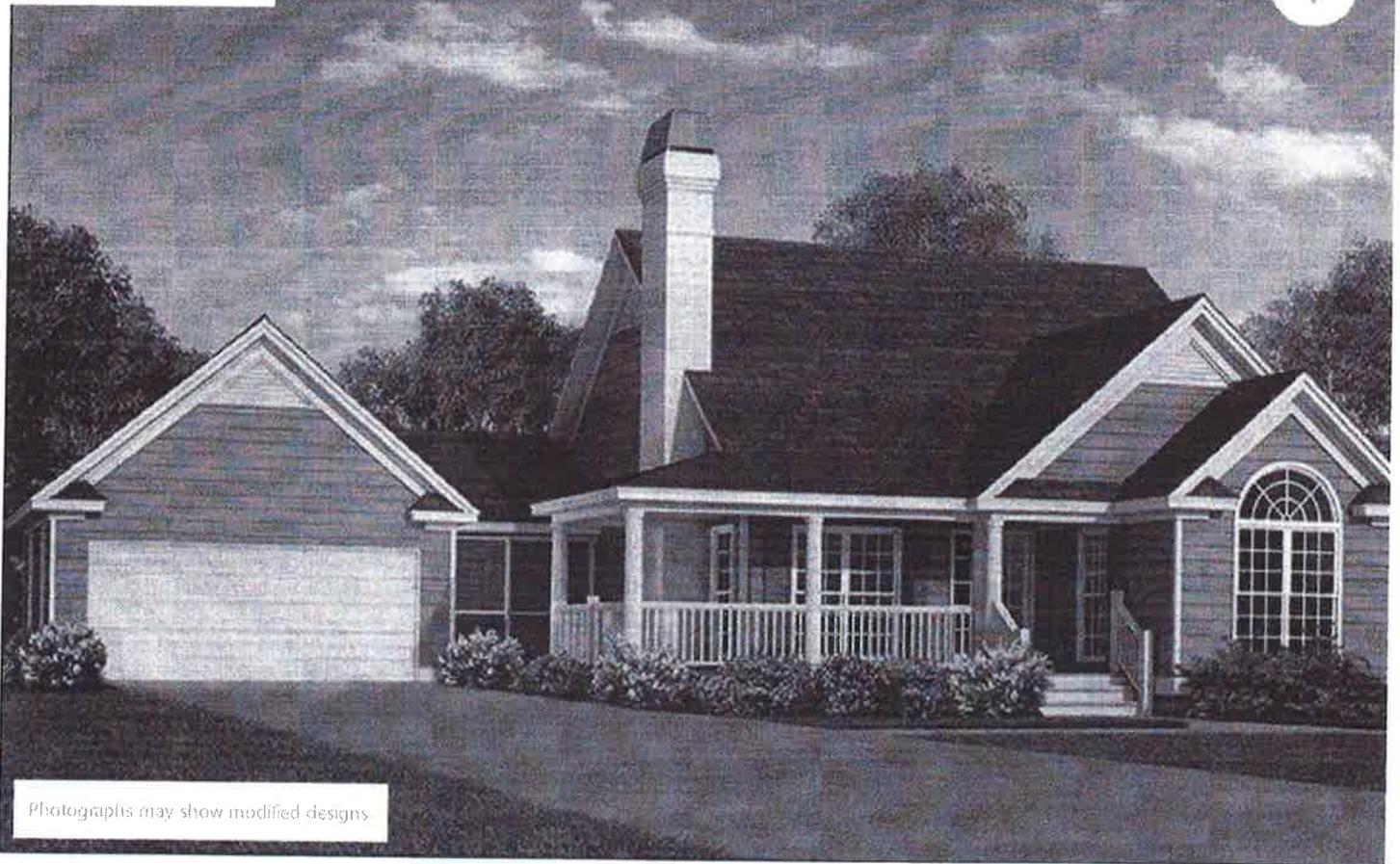
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REGISTER LOGIN SAVED CART

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

Select Foundation Options

Crawlspace - +\$0.00

Coupon Codes **otions**

What's included?



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.](#)



Search...



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ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

20 MILL ST

Architecture and History Inventory

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MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85256**

PROPERTY LOCATION

Location (Address): **20 MILL ST**

County: **Rock**

City: **Evansville**

Township/Village:





**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:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____