

NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below in City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Historic Preservation Commission**
Regular Meeting
Thursday, January 23, 2020, 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street

AGENDA

1. Call to Order.
2. Roll Call.
3. Motion to approve the agenda.
4. Motion to waive the reading of the December 18, 2020 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Action Items.
 - A. 10 W Liberty – Replace Windows (Application HPC-2019-68)
 - B. 29 W Liberty – Replace Windows (Application HPC-2020-04)
 - C. 19-33 W Main E Main – Replace Front Door (Application HPC-2020-05)
8. Discussion Items.
 - A. 26 Garfield – Replace Roof, Porch, Siding, Foundation Coverings (Application HPC-2020-02)
 - B. 24 E Main – Replace Front Door (Application HPC-2020-05)
9. Old Business.
10. Report of the Community Development Director.
 - A. Staff issued Certificates of Appropriateness: 306 W Main –Roof (Application HPC-2020-03)
 - B. Presentation of Historic Preservation Commission’s 2019 Annual Report to Common Council
11. Correspondence, Comments or Concerns
12. Next Meeting Dates: *Common Council on February 11, 2020 at 6:30pm and Historic Preservation Commission on February 19, 2020 at 6pm.*
13. Motion to Adjourn.

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday December 18, 2019 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

1. Call to Order. Stephans called the meeting to order at 6:00 pm

2. Roll Call:

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

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

4. Motion to waive the reading of the minutes from the November 11, 2019 meeting and approve them as printed by Morrison, seconded by Culbertson. Approved unanimously.

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

6. Citizen appearances. None.

7. Applications

A. 10 W Liberty – Replace Windows (Application HPC-2019-68). Initiated by City Enforcement Action due to work being done on the property without Historic Preservation Committee approval and without a Building Permit. Lisa Bua presented a limited amount of decisive information regarding the plans of the renovation of her home. A replacement window has currently been installed of different materials and size. Discussion was followed regarding the size of the window change and how that change is not authorized by the State Historical Preservation Statutes. Bua presented a letter from Hoff Builders testifying that the windows were rotted and broken. The letter lacked information of the cost of repairs and pictures of the damaged windows. **Motion to table until the next meeting Application HPC-2019-68. Motion by Christens, seconded by Lewis. Approved unanimously.**

8. New Business. None

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

9. Old Business. None

10. Report of the Community Development Director.

A. Staff Issued certificates of appropriateness. 13 S Madison – Repair Stairs (Application HPC-2019-71).

11. Correspondence, Comments and Concerns. Stephens gave updates on the WI State Historical Preservation staffing changes. He discussed the City Historical Plaque/Landmarks criteria suggesting that the City had an ordinance set in place regarding “landmark buildings” and the goal would be to follow said ordinance. The “plaque” process and application of a Grant can be discussed at a different time.

12. Next Meeting Dates: Wednesday: February 19, March 18, April 15, 2020 at 6:00 p.m.

13. Motion to Adjourn by Doerfer, seconded by Christens. Approved unanimously.



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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name: <u>LISA BUA</u>	Date Submitted: RECEIVED
		NOV 13 2019
	AHI Number (available at www.wisconsinhistory.org): <u>85076</u>	CITY OF EVANSVILLE
	Historic Property Address: <u>10 W. Liberty St.</u>	Parcel Tax ID Number: 222 <u>061006</u>
		Parcel Number: 6-27- <u>696</u>
		Phone: <u>608 358 5016</u>
		Email: <u>buagirl buagirl@yahoo.com</u>
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):

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

1. **Application Form with attachments (as outlined in Section 5):**
 - o Clear photo(s) of every portion of the property that will be affected by the work
 - o Historic photograph(s) (if available)
 - o Exterior elevations or sketches of existing conditions and proposed work
 - o Samples or specifications of proposed materials
 - o Site plan (if applicable)
2. **Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**
3. Sign Application (if applicable)

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

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

SUBMITTED BY: Lisa Bua

Owner/Applicant Signature

DATE: 10/21/19

Windows, replace and change size

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input checked="" type="checkbox"/> Change in dimension or location (height, <u>length</u>) <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"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <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"/> _____

Windows, replace and change size

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>Replace broken exterior window with new energy efficient window.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO</p>
	<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at 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 am planning to re side of the house in 2020 - (1) I will submit an application - (2) in residing the house - the replacement window will be blended seamless in with the design.</p>

SECTION	REQUIRED ATTACHMENTS
<h1>5</h1>	<p style="text-align: right;">Windows, replace and change size</p> <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

EXHIBIT: _____	
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Windows, replace and change size

SECTION

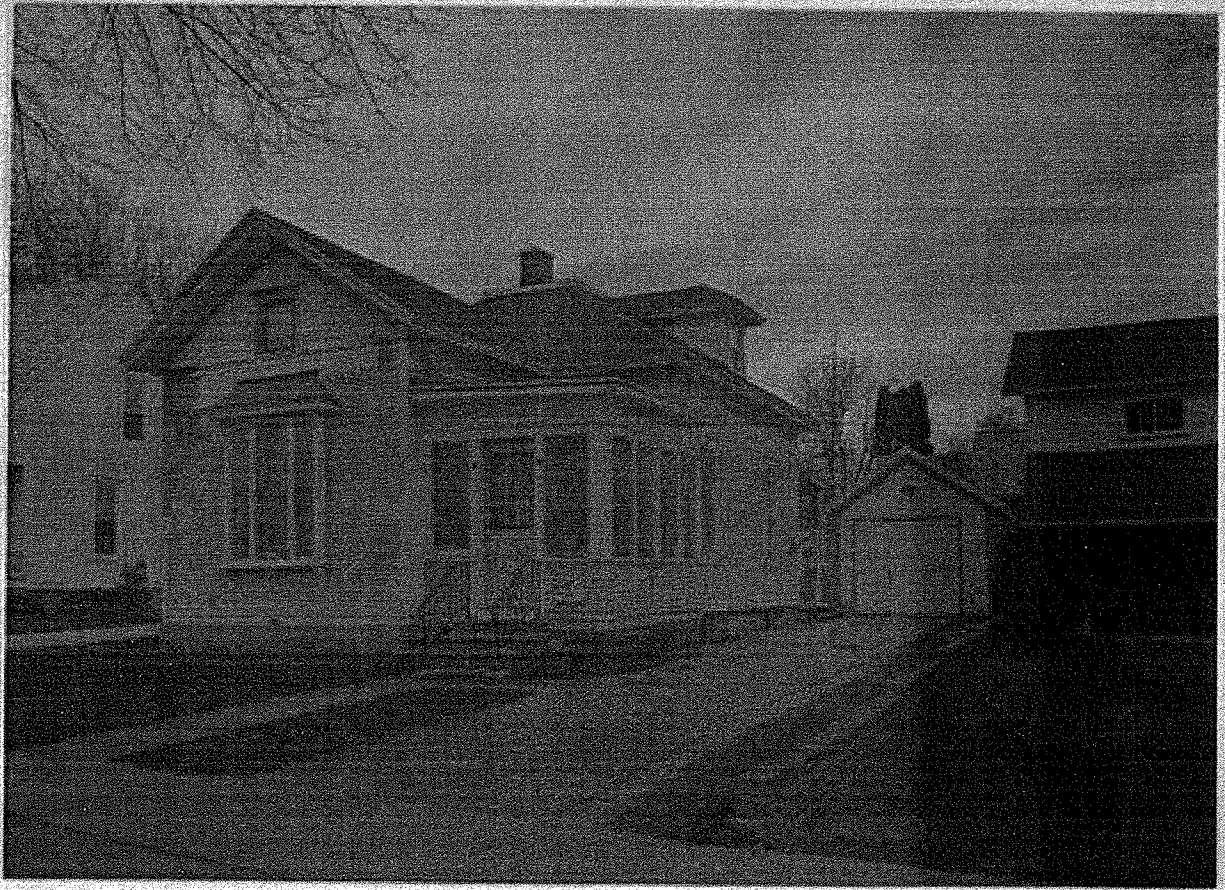
SUPPLEMENTAL ATTACHMENTS

5

Use this sheet to attach any additional items. **Each attachment should be marked with an exhibit number.**

EXHIBIT: _____

HPC-2019-68



Windows, replace and change size

COPY



Building Inspection & Code Enforcement

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

INSPECTION REPORT

Date: 10/11/2019

OWNER

LISA BUA

10 W LIBERTY

EVANSVILLE WI 53536

RE: WINDOW REPLACEMENT WITHOUT PERMIT AND HISTORIC APPROVAL

Dear: LISA BUA

After a recent inspection regarding the property at: 10 W LIBERTY the following violations were found. Your voluntary compliance is requested in correcting the violations within thirty (30) days. This report is issued pursuant to City of Evansville Chapter 46 Environment and Property Maintenance and/or Chapter 18 Buildings & Building Regulations and/or Wisconsin Administrative Code SPS 316 and SPS 320-325:

HISTORIC PRESERVATION COMMITTEE APPROVAL AND PERMIT NEEDED FOR WINDOW REPLACEMENT IN HISTORIC DISTRICT

A reinspection of this property will be conducted on 11/11/2019, or if you have the corrections made sooner than the thirty (30) days, please contact our office to arrange a reinspection.

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

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

Larry Schalk
Building Inspection & Code Enforcement
City of Evansville



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

HPC-2019-68

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: buagirl4@yahoo.com

Fri, Nov 15, 2019 at 4:35 PM

Lisa,

Thanks for the recent application for historic preservation review. State Law regulating historic replacements of original building elements changed recently, requiring the local commission to look thoroughly at projects such as window or siding replacement. I've completed a staff review and need the following items:

- 1.) photos of new windows or specifications if not yet installed
- 2.) photos of the windows that were replaced
- 3.) statement of licenced contractor or preservation professional demonstrating the un-repairability of windows that were replaced.
- 4.) completed building permit

The application is scheduled for review at the Nov 20 meeting, please provide the above items before that date.

Thanks - Jason

--

Jason Sergeant

Community Development Director

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Office: (608)-882-2285

Fax: (608)-882-2282

Jason.sergeant@ci.evansville.wi.gov

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ABOUT

EVENTS

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PROPERTY RECORD

10 W LIBERTY ST

Architecture and History Inventory

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NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85076**

PROPERTY LOCATION ▶

Location (Address): **10 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

APC-2019-68

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶

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

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

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

National Register Multiple Property Name:

W

NOTES ▶

Additional Information: BUILT BETWEEN 1894 AND 1899 ACCORDING TO SANBORN MAPS.

Bibliographic References: SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1894, 1899.

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:

joe.derose@wisconsinhistory.org

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

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

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

C

How to Cite

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

Wisconsin Architecture and History Inventory Citation

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



HPC-2019-68

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

(no subject)

1 message

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: "buagirl4@yahoo.com" <buagirl4@yahoo.com>

Wed, Nov 20, 2019 at 5:55 PM

Lisa,

I received your message, thank you. If you can get those items to me by Dec 8, that would be great and I'll put you on the agenda for the Dec 18 meeting.

-Jason

--

Jason Sergeant
Community Development Director

City of Evansville
31 S. Madison Street
PO Box 76
Evansville, WI 53536

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

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

Window pictures for meeting 12/18

1 message

Lisa Bua <buagir4@yahoo.com>

Sun, Dec 15, 2019 at 4:15 PM

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

I hope this will be sufficient... Thank you Jason

Lisa Bua
10 W Liberty

Sent from my iPhone

2 attachments



image2.jpeg
30K

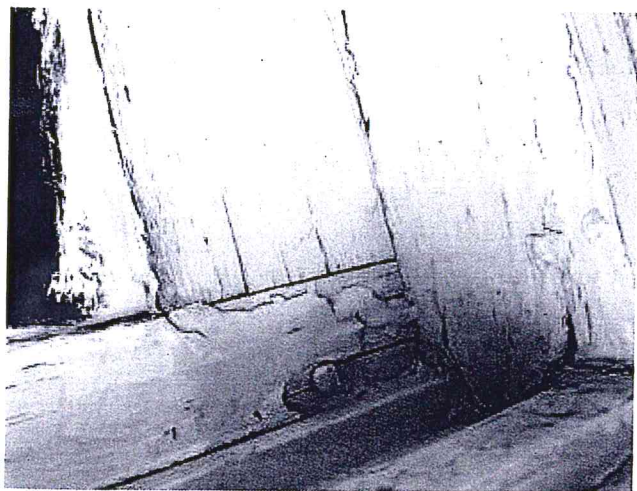


image1.jpeg
23K

HPC-2019-68



HPC-2019-68





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

HPC-2019-68

Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>
To: LISA BUA <buagir4@yahoo.com>

Mon, Jan 20, 2020 at 2:39 PM

Lisa,

This email is to inform you that your application is on the agenda for review at the next HPC meeting:

January 23, 2019 at 6pm
City Hall, Third Floor
31 S Madison Street
Evansville, WI 53536

Please bring samples and any other requested materials to the meeting.

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)

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HPC-2019-68 , Site Photos Taken Dec 2019

















Windows, replace and change size



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

REPLACE WINDOWS

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: 10 W LIBERTY

Tax ID Number: 222 061006

Historic Property AHI Number: 85076

Parcel Number: 6-27- 696



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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name: Alan Zarecki Kari Zarecki	Date Submitted: 12-12-2019
		RECEIVED
		DEC 12 2020
	AHI Number (available at www.wisconsinhistory.org): 85081	Parcel Tax ID Number: 202152161014
	Historic Property Address: 29 W. Liberty St. Evansville WI 53536	Parcel Number: 6-27-706
		Phone: 608-228-1221
		Email:
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):

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

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

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

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

3. Sign Application (if applicable)

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

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

SUBMITTED BY: Alan Zarecki
Owner/Applicant Signature

DATE: 12-12-2019

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

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>The exterior windows were updated in the final 1/4 the house that had not been updated. This was needed because they were double paned and the ones we replaced were not energy efficient, some broken, some fiberglass with seal peeling from double pane.</p>
	<p>We updated to match 3/4 the house with white vinyl & wrapped / covered old wooden trim with white aluminum wrap.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No. Just covered old trim work. The windows we replaced were not original.</p>
	<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at 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>At the time we were not aware of these guidelines but as there must be heat and efficiency modifications made to maintain a home, we hope these of needed changes fall under those guidelines. *Thank you for including them! In reviewing the guidelines we did not minimal change for the preservation of a healthy home & did not remove historic material.</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. 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



EXHIBIT: _____



BROWSE

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE



PROPERTY RECORD

29 W LIBERTY ST

Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES

Historic Name:
Other Name:
Contributing: Yes
Reference Number: 85081

PROPERTY LOCATION

Location (Address): 29 W LIBERTY ST
County: Rock
City: Evansville
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

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

DESIGNATIONS

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

NOTES

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

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

About Our Wisconsin Architecture and History Inventory (AHI)

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

RELATED ARTICLES

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

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

Related products from our Online Store:

Additional Information: BUILT PRIOR TO 1871 ACCORDING TO 1871 BIRD'S EYE VIEW.
Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.

RECORD LOCATION ▶

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

Have Questions?

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

joe.derose@wisconsinhistory.org

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

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

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

How to Cite

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

Wisconsin Architecture and History Inventory Citation

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



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 magazine of history

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HPL-2020-04

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

Fwd: The house with new windows

1 message

Kari Zarecki <kcwinger@gmail.com>

Fri, Jan 17, 2020 at 11:59 AM

To: jason.sergeant@ci.evansville.wi.gov, Alan Zarecki <azarecki34@yahoo.com>

Dear Jason,

I don't have a reference number, our home address is 29 W. Liberty Street. These pictures are in reference to windows we had updated on our home.

Please contact me if you or Historic committee need any additional information.

Thank you,

Alan & Kari Zarecki









City of Evansville

Building Inspection & Code Enforcement

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

INSPECTION REPORT

Date: 11/22/2019

OWNER

ALAN W ZARECKI
29 W LIBERTY
EVANSVILLE WI 53536

RE: EXTERIOR IMPROVEMENTS REQUIRE HISTORIC PRESERVATION APPROVAL

Dear: ALAN W ZARECKI

After a recent inspection regarding the property at: **29 W LIBERTY** the following violations were found. Your voluntary compliance is requested in correcting the violations within thirty (30) days. This report is issued pursuant to City of Evansville Chapter 46 Environment and Property Maintenance and/or Chapter 18 Buildings & Building Regulations and/or Wisconsin Administrative Code SPS 316 and SPS 320-325:

PLEASE COMPLETE ENCLOSED APPLICATION AND SUBMIT TO

JASON SERGEANT AT CITY HALL

608-882-2285

A reinspection of this property will be conducted on 12-9-2019 , or if you have the corrections made sooner than the thirty (30) days, please contact our office to arrange a reinspection.

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

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

Larry Schalk
Building Inspection & Code Enforcement
City of Evansville



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

REPLACE WINDOWS

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>29 W LIBERTY</u>	Tax ID Number: 222 <u>061014</u>
Historic Property AHI Number: <u>85081</u>	Parcel Number: 6-27- <u>706</u>

7C



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name: <i>Brian Fick</i>	Date Submitted: <i>1/17/2020</i>
		RECEIVED
		JAN 20 2020
	AHI Number (available at www.wisconsinhistory.org): <i>16560 1/25/1928 46949</i>	CITY OF EVANSVILLE
	Parcel Tax ID Number: <i>222 001 089</i>	
	Historic Property Address: <i>19-33 W. MAIN ST. EVANSVILLE</i>	Parcel Number: <i>6-27-4-10 90</i>
		Phone: <i>608-882-4156</i>
		Email: <i>BNFICK4444@GMAIL.COM</i>
	Owner Name (if different from above):	Owner Phone (if different): <i>608-290-1404</i>
	Owner Address (if different from above): <i>33 W. MAIN ST.</i>	Owner Email (if different):

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

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

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- Site plan (if applicable)

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

3. Sign Application (if applicable)

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

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

SUBMITTED BY: _____ DATE: _____
Owner/Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input 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 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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input checked="" type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <i>Please also complete and attach a sign application.</i> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input checked="" 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 checked="" type="checkbox"/> <u>TUCKPOINT BRICK JOINTS</u>

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>REPLACE ROOFING ON ATTACHED STRUCTURES ON REAR OF BUILDING REPLACE LEAKING GUTTERS ON SAME TUCKPOINT ENTIRE FRONT ELEVATION, TOP FIVE FEET ON EAST AND WEST ELEVATIONS, AND CHIMNEY ON REAR AS NEEDED USING CORRECT LIME BASED NHL MORTAR REPLACE BROKEN BRICKS AS NEEDED. STAIN PREVIOUSLY REPLACED BRICKS TO MORE CLOSELY MATCH ORIGINALS REPLACE MAIN FRONT ENTRY DOORS (WEATHERED AND NOT ORIGINAL) INSTALL A DOOR ON NORTHWEST (NORTHWEST) CORNER OF BUILDING WHERE A DOOR ORIGINALLY WAS REPLACE CRACKED CONCRETE IN FRONT OF MAIN FRONT ENTRANCE AND EAST + WEST CORNERS UNDER TUMBLETS. REPAIR + PAINT TRIM ABOVE FRONT UPPER LEVEL WINDOWS REPAINT AREAS ALREADY PAINTED OVER BRICK.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property? NO</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at 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>NPS PROJECT # 40518 - APPROVED</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

FRONT ELEVATION - EAST END

HPC-2020-06



FRONT ELEVATION - WEST END



FRONT WEST END

HPC-2020-06



FRONT

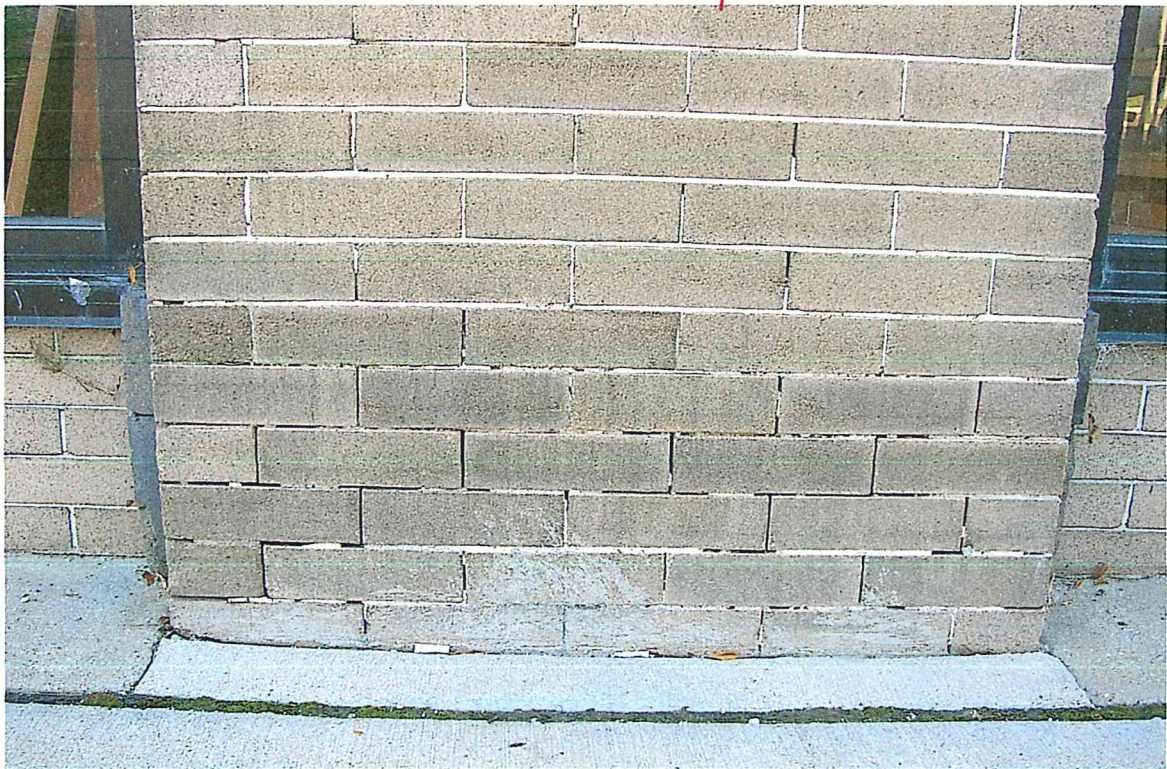


FRONT

HPC-2020-06



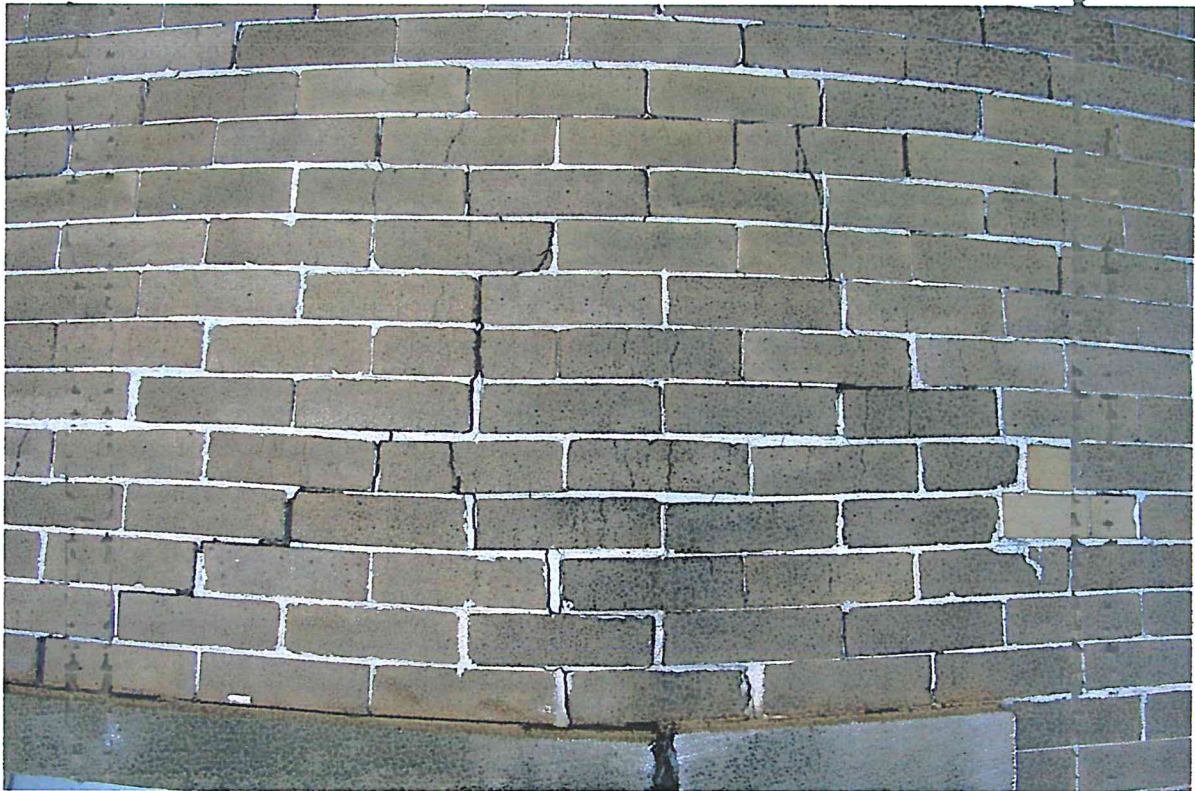
FRONT - TYPICAL JOINT DETEGRATION



EAST TOWER



EAST TOWER

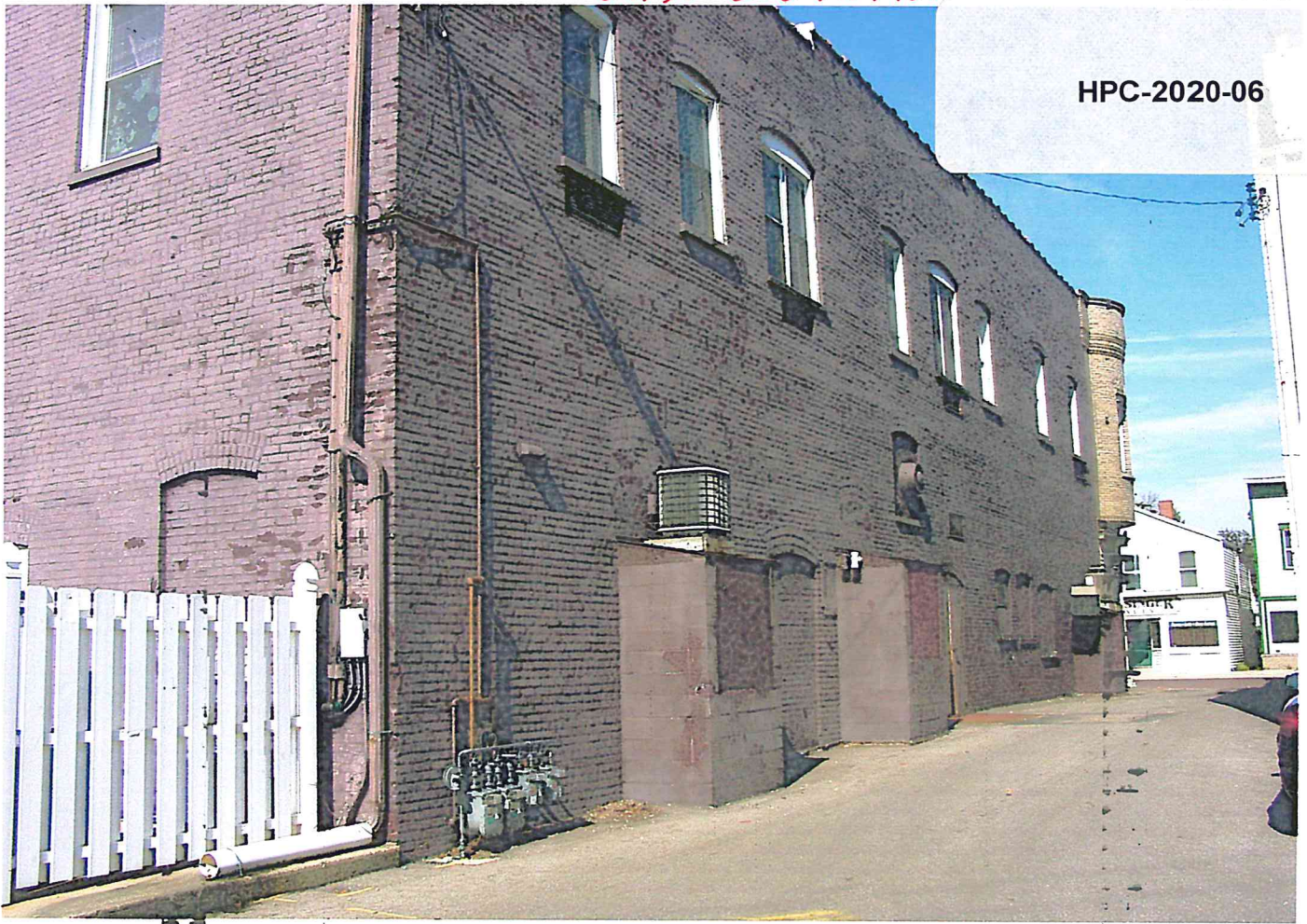


WEST TOWER



EAST ELEVATION

HPC-2020-06



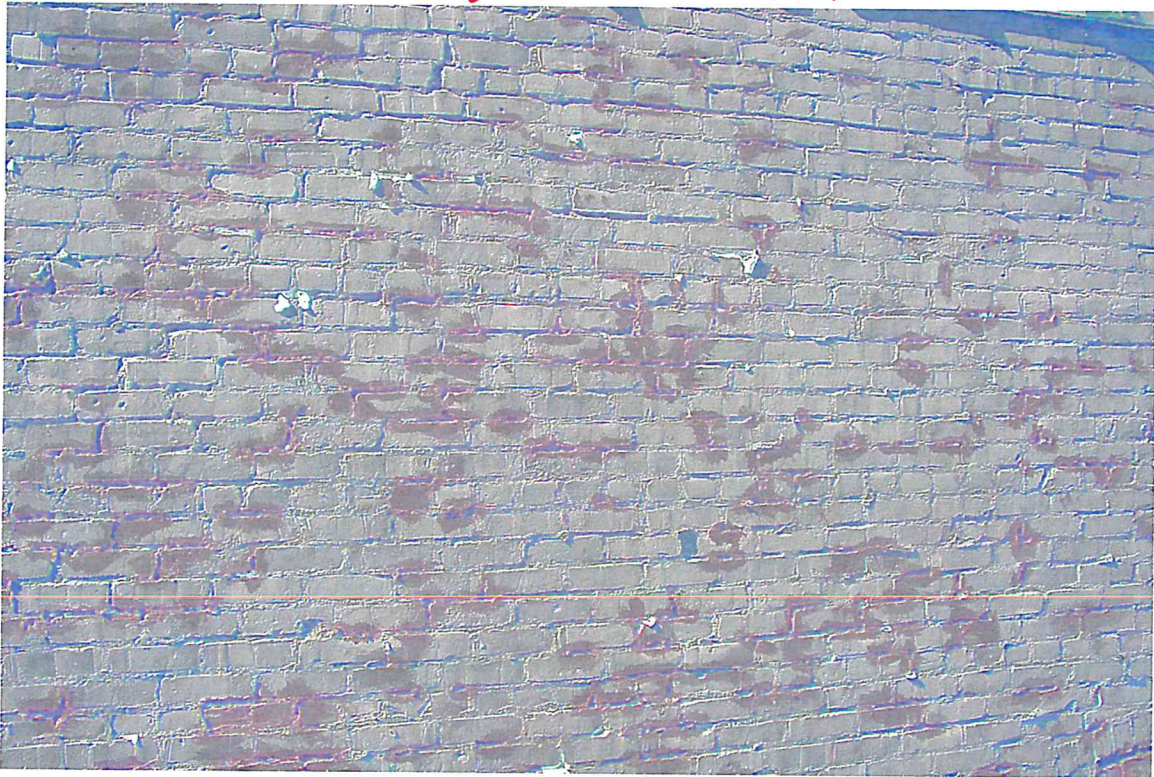
WEST ELEVATION



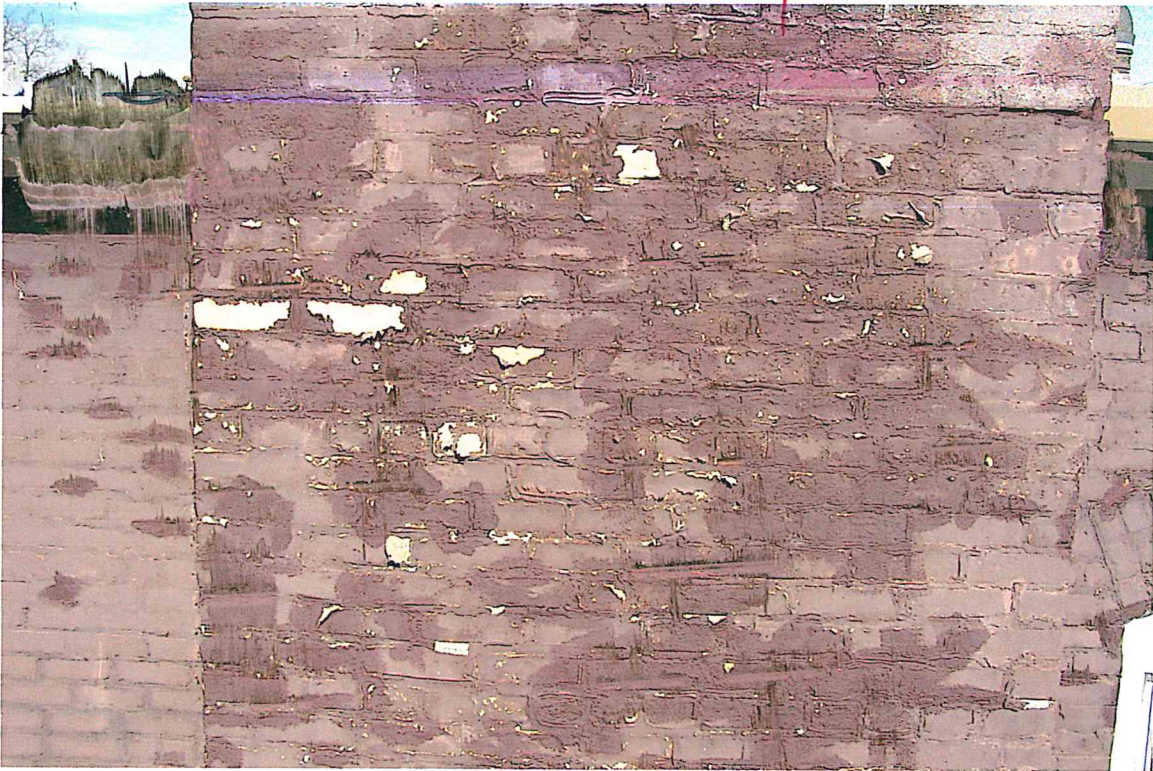
EAST ELEVATION



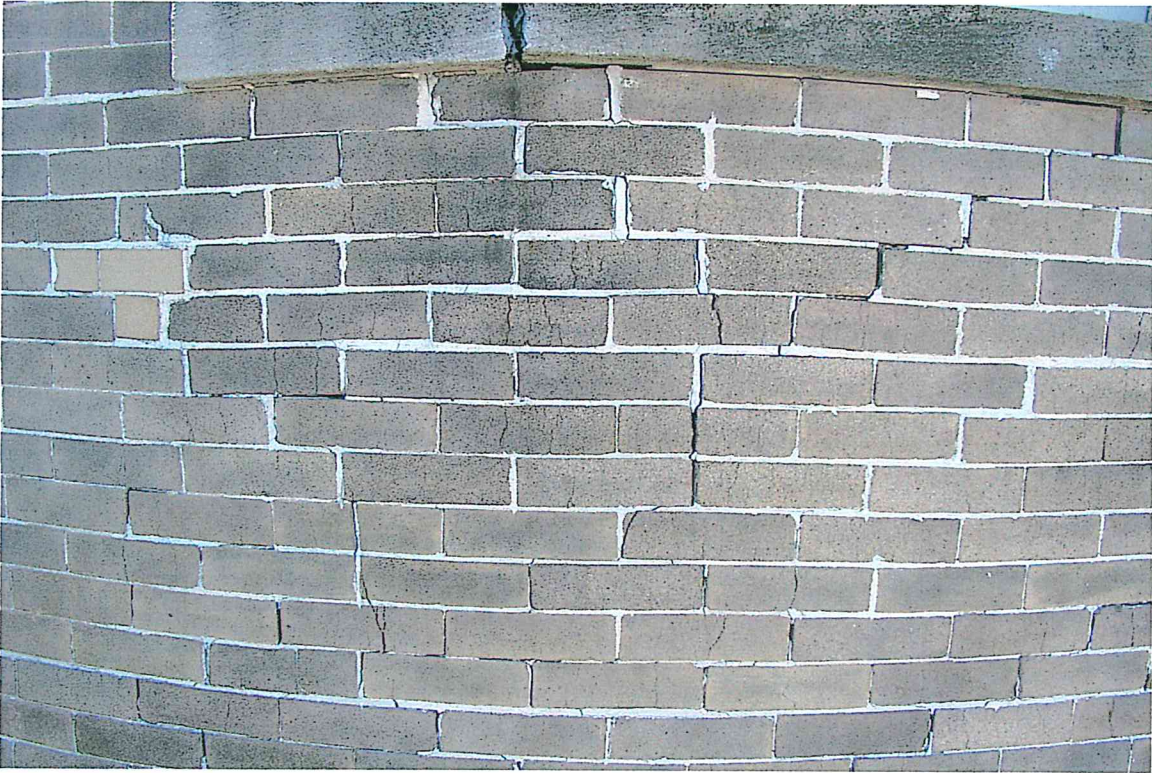
EAST ELEVATION



CHIMNEY



TOWER



CHIMNEY



CHIMNEY





CHIMNEY



WEST (ONE OF THE ORIGINAL ENTRANCES)

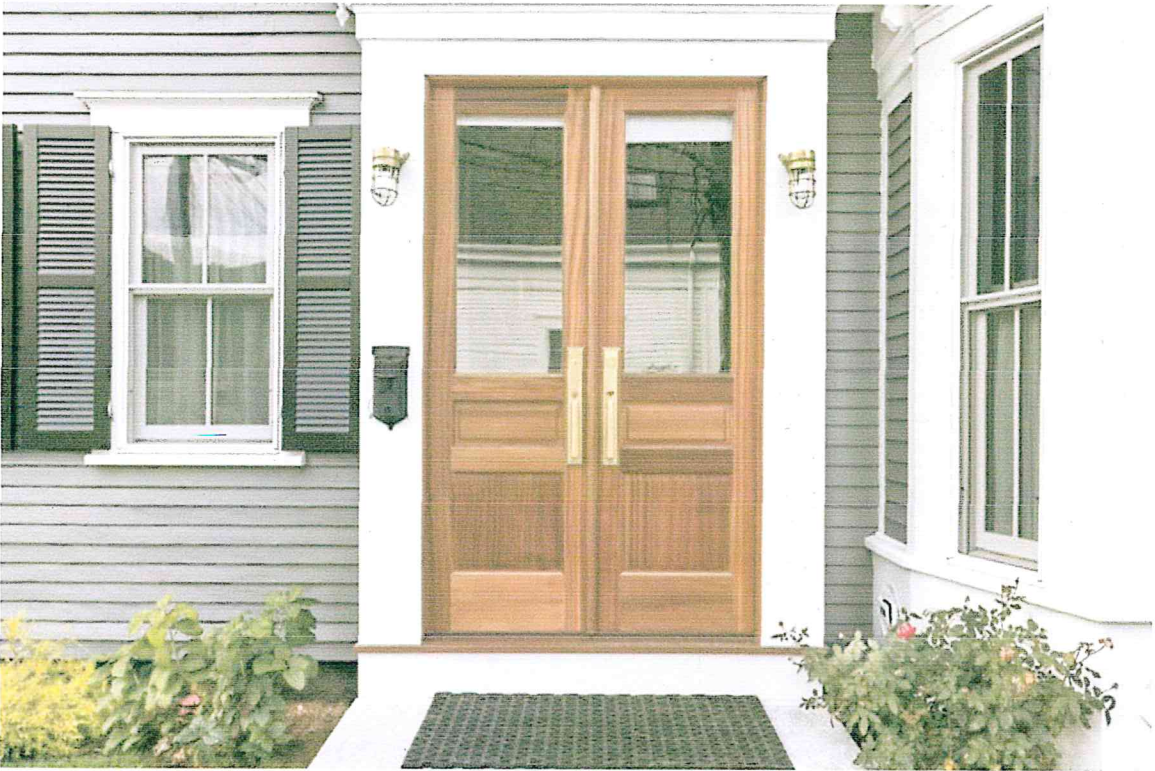
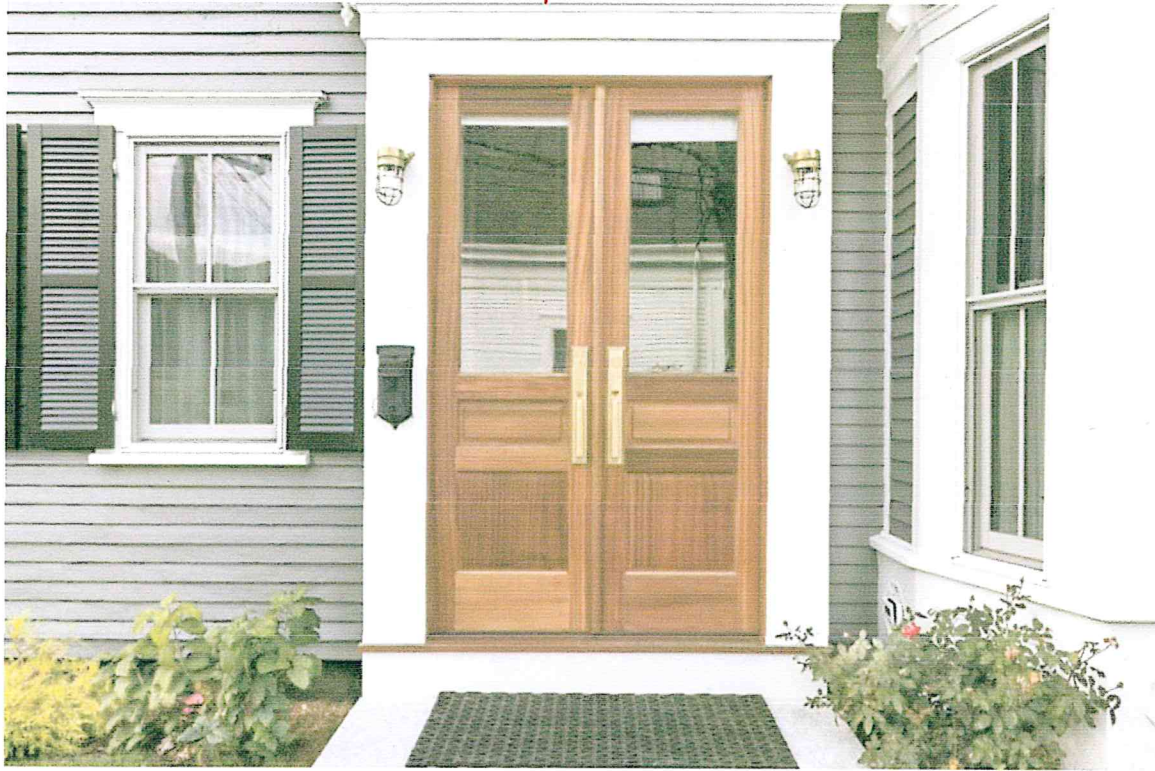
HPC-2020-06



MAIN ENTRANCE



STYLE OF DOORS TO BE USED

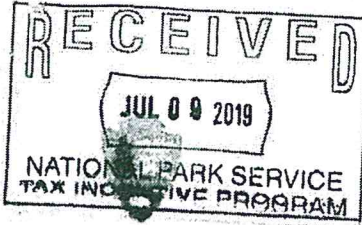


REAR PONTICO ROOF



PONTICO ROOF





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

NPS Project Number **40518**

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name GRANGE STORE
Street 19-33 W. MAIN ST.
City EVANSVILLE County ROCK State WI Zip 53536
Name of Historic District EVANSVILLE
 Listed individually in the National Register of Historic Places; date of listing 1/25/1978
 Located in a Registered Historic District; name of district EVANSVILLE HISTORIC DISTRICT
 Part 1 - Evaluation of Significance submitted? _____ Date submitted _____ Date of certification _____

2. Project Data
Date of building 1901 Estimated rehabilitation costs (GRE) 250,000
Number of buildings in project 1 Floor area before / after rehabilitation 51,000 / 51,000 sq ft
Start date (estimated) AUGUST 2019 Use(s) before / after rehabilitation APARTMENTS + 1 SAME
Completion date (estimated) JULY 2021 Number of housing units before / after rehabilitation 171 / 17
Number of phases in project _____ Number of low-moderate income housing units before / after rehabilitation _____

3. Project Contact (if different from applicant)
Name _____ Company _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(e)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful fabrication of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Brian N. Fick Signature [Signature] Date 7/19/2019
Applicant Entity GRANGE STORE LLC SSN _____ TIN 72-1549924
Street 33 W. MAIN ST City EVANSVILLE State WI
Zip 53536 Telephone 608-290-1404 Email Address BNFICK4444@GMAIL.COM
 Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 7-19-19 Elizabeth Petrella
National Park Service Authorized Signature

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE**CONDITIONS SHEET**
Historic Preservation Certification ApplicationProperty name: Grange StoreProject Number: 40518Property address: 19-33 West Main Street, Evansville, WI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Limited photos were provided of the 2nd floor and no work was described. If work is proposed at any time for the second floor you **MUST** submit further documentation of the current condition and completely describe all proposed work. This approval does not extend to work not submitted for the interior, details of which have not been submitted for review and approval to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.
2. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
3. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after repointing must be submitted with the Request for Certification of Completed Work.
4. Damaged concrete at the main entrance and east and west front corners must be replaced to match the existing. Brick pavers matching the street are not a compatible replacement material and must not be used.

All requested information must be submitted as an amendment in duplicate to the SHPO.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

7-19-19
Date

National Park Service Signature

 Liz Petrella
HPS 202.354.2040
Telephone Number



BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

19-33 W MAIN ST

Architecture and History Inventory

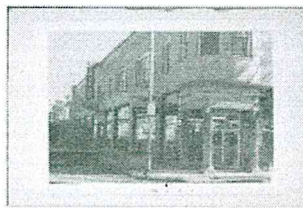
PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES ▾

Historic Name: THE GRANGE STORE
Other Name: THE GRANGE SHOPPING CENTER
Contributing: Yes
Reference Number: 46949

PROPERTY LOCATION ▾

Location (Address): 19-33 W MAIN ST
County: Rock
City: Evansville
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES ▾

Year Built: 1904
Additions:
Survey Date: 2006
Historic Use: retail building
Architectural Style: Neoclassical
Structural System:
Wall Material: Brick
Architect: WILLIAM B. MEGGOTT
Other Buildings On Site: 0
Demolished?: No
Demolished Date:

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

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

About Our Wisconsin Architecture and History Inventory (AHI)

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

RELATED ARTICLES

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

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

Related products from Online Store:

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:

HPC-2020-06

NOTES ▶

Additional Information: Builder was William Meggott. Historic district map lists address as 19-27 W. Main; list of properties within the district lists address as 21-33 W. Main.

As commodity prices dropped after the Civil War, farmers across the country felt the need to organize and pool their economic and political resources. The Grange, formerly known as the Patrons of Husbandry, is a nationwide organization of farmers who joined together to buy and sell cooperatively for their mutual benefit. The Evansville Grange was organized in 1872, and opened a store in 1874. The Evansville Mercantile Association, the official name of the Grange, became the leading retail business. The new Grange Store opened in 1904 with 50,000 square feet of retail space, over 50 sales clerks, 8 retail departments, and a bank.

Bibliographic References: EVANSVILLE REVIEW 6/28/1995. 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. 162-163. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. 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:

joe.derose@wisconsinhistory.org

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

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

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

How to Cite

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

Wisconsin Architecture and History Inventory Citation

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



FEB • 73 •



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

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

REPLACE DOORS, ADD DOORS, REPAIR ROOF, TUCK-POINTING, REPLACE GUTTERS, AND REPAIR WALKS

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: 19-33 W MAIN

Tax ID Number: 222 001089

Historic Property AHI Number: 46949

Parcel Number: 6-27- 90

Roof, Porch, Siding, Foundation



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
Original Material Replacement see: Wis S.S. 62.23(7)(em)(2m)

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted:
	Cynthia A Hovorka	RECEIVED DEC 11 2019
	AHI Number (available at www.wisconsinhistory.org):	CITY OF EVANSVILLE
	85061	Parcel Tax ID Number: 222 042009
	Historic Property Address:	Parcel Number: 6-27- 516
	26 Garfield Ave	Phone: 440 382 8270
		Email: chovorka@hotmail.com
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):

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

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

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o Site plan (if applicable)

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

3. Sign Application (if applicable)

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

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

SUBMITTED BY: Cynthia A. Hovorka
Owner/Applicant Signature

DATE: 12/8/2019

SECTION	PROPOSED WORK CHECKLIST	
2	additional information provided Please check all boxes that apply and provide more detail in Sections 3 and 4: see email sent 12/8/2019	
	Work Category	Work Category Details
A <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 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 type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input 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 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 type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input 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"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input checked="" 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"/> <u>Paint garage</u>

Other Foundation Facing - stamped concrete

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>see quote from Doyle Exteriors Inc</p>
	<p>Roof</p>
	<p>Gutters - requested and waiting for updated quote</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO</p>
	<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>Replacing asphalt shingles maintaining current roof lines</p>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. 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

5. requested - waiting for samples

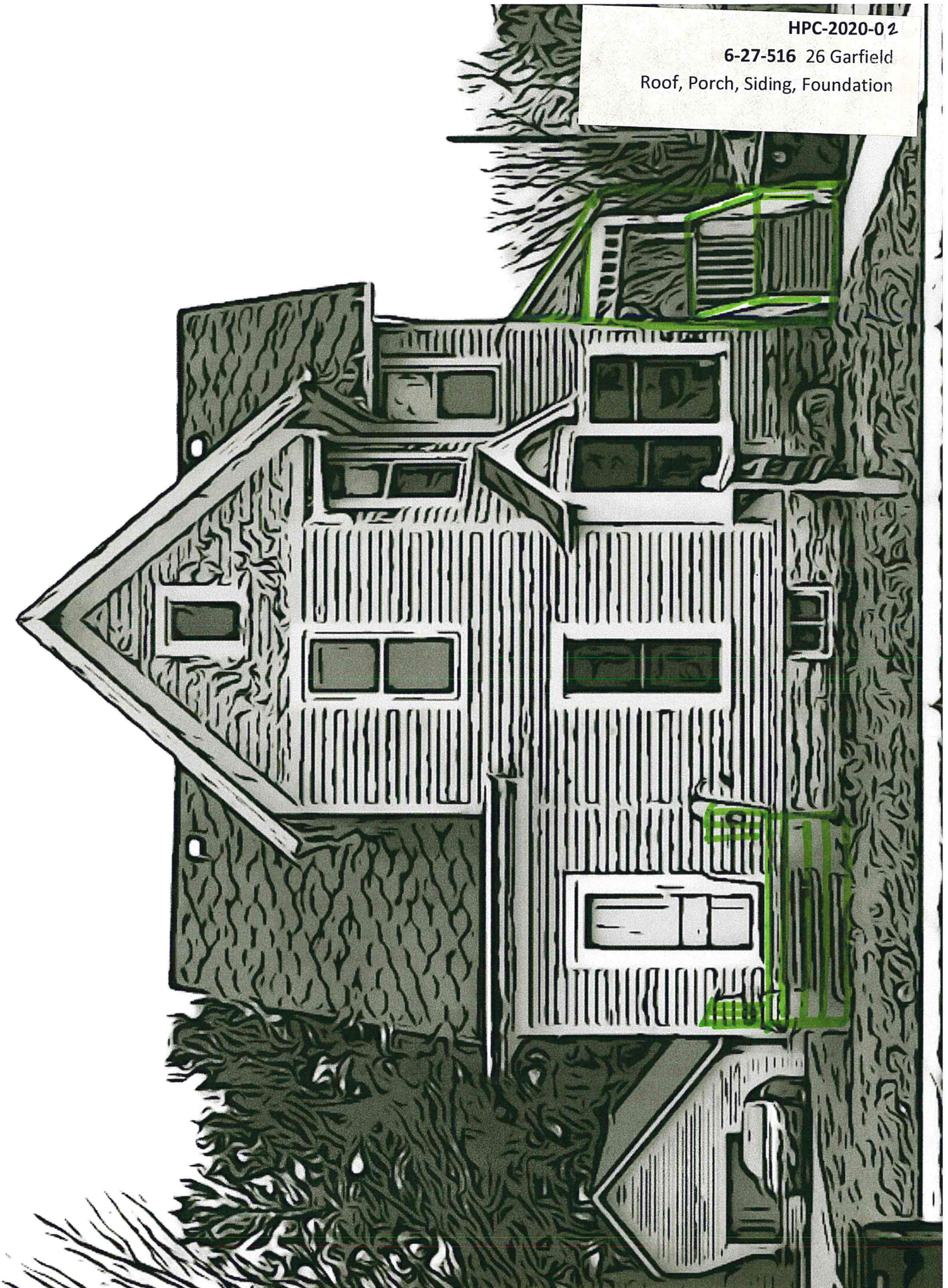
EXHIBIT: _____

SECTION	SUPPLEMENTAL ATTACHMENTS
<h1>5</h1>	Use this sheet to attach any additional items. Each attachment should be marked with an exhibit number.
EXHIBIT: _____	

HPC-2020-02

6-27-516 26 Garfield

Roof, Porch, Siding, Foundation



2019-06-16-1948

2019-06-16-1948

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Laminated - comp. shingle rfg. - w/out felt	24.67 SQ	0.00	178.00	130.88	4,522.14
2. Remove 3 tab - 25 yr. - comp. shingle roofing - w/out felt	23.00 SQ	60.00	0.00	0.00	1,380.00
3. R&R Chimney flashing - small (24" x 24")	1.00 EA	10.39	271.72	2.36	284.47
4. R&R Roof vent - turtle type - Metal	3.00 EA	7.46	52.33	2.57	181.94
5. R&R Flashing - pipe jack - lead	1.00 EA	5.84	65.16	2.07	73.07
6. Roofing felt - 15 lb.	16.00 SQ	0.00	22.00	6.67	358.67
7. Ice & water barrier	620.00 SF	0.00	1.10	10.91	692.91
8. R&R Sheathing - plywood - 1/2" CDX	2,300.00 SF	0.47	1.20	94.88	3,935.88
9. Add. layer of comp. shingles, remove & disp. - 3 tab	23.00 SQ	38.56	0.00	0.00	886.88
10. Add. layer of comp. shingles, remove & disp. - 3 tab	23.00 SQ	38.56	0.00	0.00	886.88
Total: 2019-06-16-1948				250.34	13,202.84

Siding

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
11. R&R Siding - vinyl	2,400.00 SF	0.36	3.30	183.48	8,967.48
12. R&R Fanfold foam insulation board - 1/4"	2,400.00 SF	0.26	0.35	30.36	1,494.36
13. Moisture protection - vapor barrier seam tape	4.00 RL	0.00	0.15	0.01	0.61
14. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	200.00	0.00	0.00	200.00
Totals: Siding				213.85	10,662.45

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
15. Insulation labor minimum	1.00 EA	0.00	171.33	0.00	171.33
Totals: Labor Minimums Applied				0.00	171.33
Line Item Totals: 2019-06-16-1948				464.19	24,036.62



Doyle Exteriors Inc

Roofing Siding Gutters Windows

HPC-2020-02

6-27-516 26 Garfield

Roof, Porch, Siding, Foundation

Summary for Dwelling

Line Item Total	23,572.43
Material Sales Tax	464.19
Replacement Cost Value	\$24,036.62
Net Claim	\$24,036.62

Terry Doyle



Doyle Exteriors Inc

Roofing Siding Gutters Windows

HPC-2020-02

6-27-516 26 Garfield

Roof, Porch, Siding, Foundation

Insured: Milana Hovorka
Property: 26 Garfield Ave
Evansville, WI 53536

Home: (999) 999-9999

Claim Rep.: Terry Doyle
Company: Doyle Exteriors
Business: 120 N Crosby Ave STE 5
Janesville, WI 53548

Business: (608) 931-0414

Estimator: Terry Doyle
Company: Doyle Exteriors
Business: 120 N Crosby Ave STE 5
Janesville, WI 53548

Business: (608) 931-0414

Claim Number: N/A

Policy Number: N/A

Type of Loss: Other

Date Contacted: 6/12/2019

Date of Loss: 6/12/2019

Date Inspected: 6/12/2019

Date Est. Completed: 6/17/2019 8:22 PM

Date Received: 6/12/2019

Date Entered: 6/16/2019 7:48 PM

Price List: WIMA8X_APR19
Restoration/Service/Remodel

Estimate: 2019-06-16-1948



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PROPERTY RECORD
26 GARFIELD AVE

Architecture and History Inventory

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



NAMES ▶

Historic Name: **ANNIE GIBBS HOUSE**
 Other Name:
 Contributing: **Yes**
 Reference Number: **85061**

PROPERTY LOCATION ▶

Location (Address): **26 GARFIELD AVE**
 County: **Rock**
 City: **Evansville**
 Township/Village:
 Unincorporated Community:
 Town:
 Range:
 Direction:
 Section:
 Quarter Section:
 Quarter/Quarter Section:

PROPERTY FEATURES ▶

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

DESIGNATIONS ▶

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

NOTES ▶

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

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

About Our Wisconsin Architecture and History Inventory (AHI)

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

RELATED ARTICLES

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

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

Related products from our Online Store:

Additional Information:

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

RECORD LOCATION ▶

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

Have Questions?

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

joe.derose@wisconsinhistory.org

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

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

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

How to Cite

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

Wisconsin Architecture and History Inventory Citation

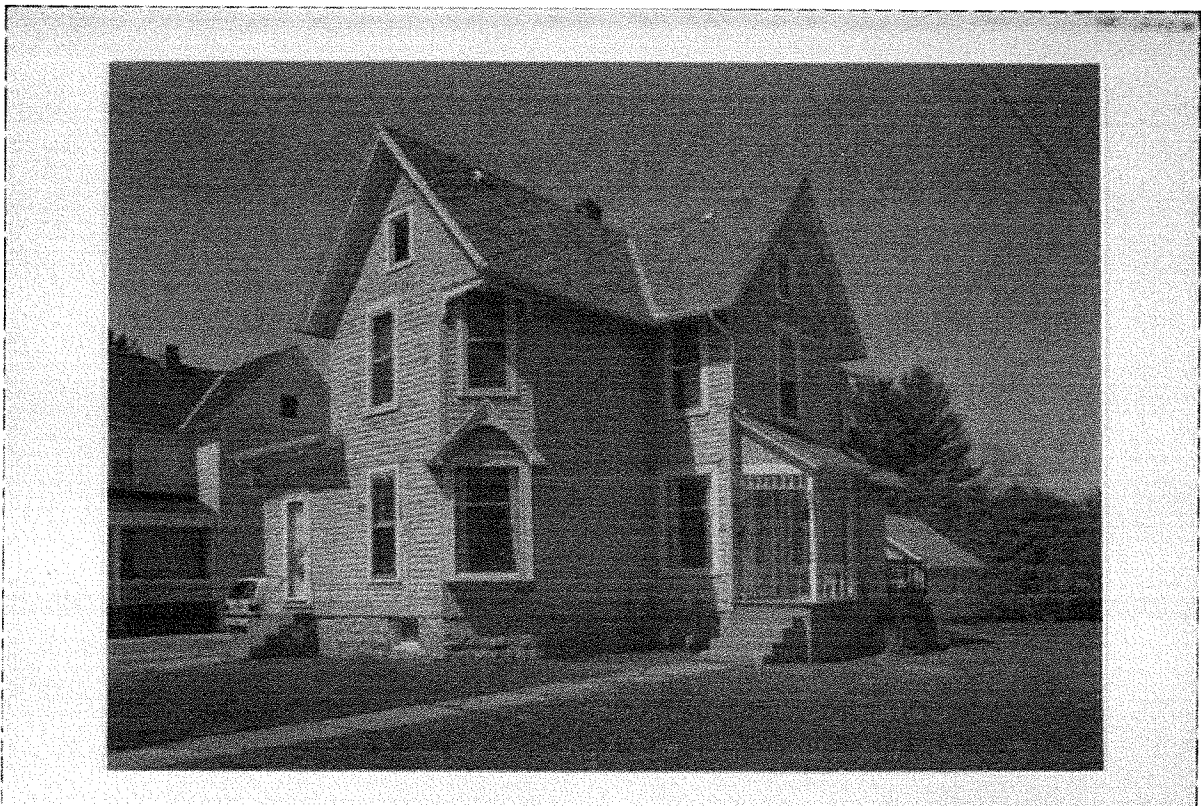
Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".



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Museums and Historic Sites	Media Room	Wisconsin Historical Images	Government Agencies	Flickr
Historic Preservation	Hours	Office of School Services	Journalists	Twitter
Office of Programs and Outreach	Staff Directory	Wisconsin Historical Society Press	Legislators	ENewsletters
Administrative Services	Employment	State Historic Preservation Officer (SHPO)	Local Historians	YouTube
	Volunteer	State Archives & Gov. Publications		Tumblr
	Privacy Policy	Speakers Bureau		Pinterest





City of Evansville

Community Development Department

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

January 20, 2020

Cynthia Hovorka
26 Garfield Avenue
Evansville, WI 53536

RE: Application HPC-2020-02 for Certificate of Appropriateness on parcel 6-27-516 (26 Garfield)

Ms. Hovorka,

Thank you for your recently submitted *Application for Certificate of Appropriateness*. This letter is to inform you the application has been received and is scheduled for review on **January 23rd, 2020 starting at 6pm by the Historic Preservation Commission. A final decision will not be reached at this meeting, as more information is required, see below.** You, or an agent of yours, are encouraged to attend this meeting. The meeting will be held on the 3rd floor of City Hall at 31 S Madison Street in Evansville, WI 53536.

Based on review of your application, it is understood you are applying to replace the roof, fascia, soffit, porches, siding, and cover foundation. It also appears that a code enforcement action started under a previous property owner has brought attention to the need to repair the stairs at this property. Your application requires the following information to perform a complete review:

- Written explanation of what work is being done to fascia and soffit
- Samples of proposed materials being used on fascia and soffit
- Contractor or preservation architect's written explanation why repairs cannot be performed, including photo documentation of current condition of fascia and soffit.
- Sample of proposed gutters
- Sample of proposed siding (**please note, state law requires any replacement of materials to be similar to original. The Commission has not found vinyl siding to meet this standard**)
- Contractor or preservation architect's explanation why repairs cannot be performed, including photo documentation of current condition of siding.
- Provide more detail, including drawings and materials showing what work is being proposed to stairs and porches, so a determination can be made on what other information may be necessary.
- Sample of proposed foundation coverings (**please note, state law requires any replacement of materials to be similar to original. The Commission has not previously approved foundation coverings**)

Due to the length of time initial review of your application took your application has been placed on the agenda for discussion purposes to provide guidance. 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 Application and CC: 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 will be completed by the chair of the HPC or the Community Development Director.

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

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

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

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

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

Four horizontal lines for writing the summary of work.

Certificate of Appropriateness is hereby (check one):

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

Three horizontal lines for writing conditions.

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: 26 GARFIELD

Tax ID Number: 222 042009

Historic Property AHI Number: 85061

Parcel Number: 6-27-516

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

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in the left-hand column of Section 2, briefly summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p>REPLACE FRONT ENTRY DOOR WITH WOOD AND GLASS DOOR TO SWING OUT RATHER THAN IN TO MEET CODE.</p>
	<p>CARPENTER CONTRACTOR HAS EXHAUSTED REPAIR EFFORTS, DUE TO SETTLEMENT OF THE STRUCTURE IT IS NOT POSSIBLE TO ELIMINATE GAP AT TRESHOLD WITH EXISTING DOOR.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>DOOR SWING WILL CHANGE PER CODE.</p>
<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at 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>REPLACEMENT WILL BE SIMILAR IN DESIGN, COLOR, SCALE, ARCHITECTURAL APPEARANCE AND OTHER VISUAL QUALITIES.</p>	
<p>SEE ABOVE AS TO NECESSITY FOR REPLACEMENT.</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. 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

PHOTOS AND CATALOG CUT
ATTACHED

EXHIBIT: _____

Rock Co. EVANSVILLE 008 5235 (left); 008 5277 (right) 24-26 E. Main





[Back to Search Results](#)

UPGRADES
AVAILABLE

7037 THERMAL FRENCH

SERIES: [Exterior French & Sash Doors](#)

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barr track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

MATCHING COMPONENTS

[Thermal Sash Sidelight \(713Z\)](#)

Construction Type: Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Profile: Ovolo Sticking

Glass: 3/4" Insulated Glazing

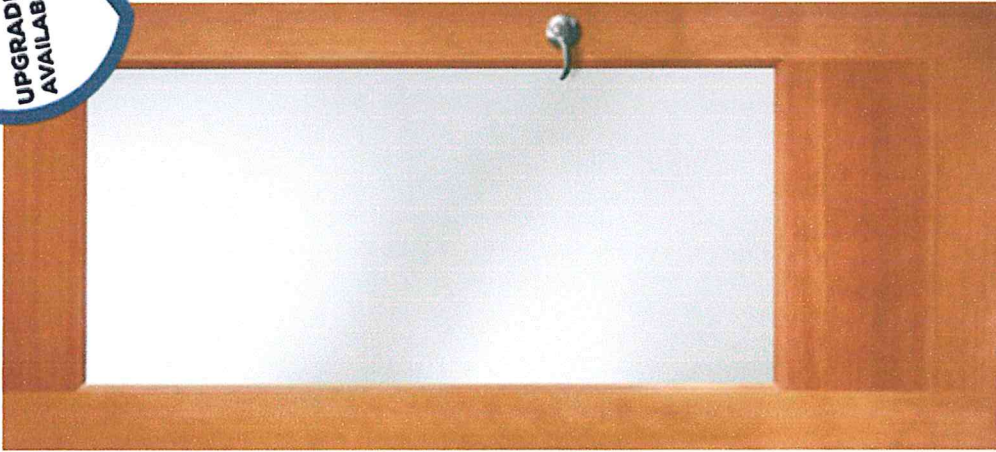
GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

WIDTH ▾

HEIGHT ▾



WHERE TO BUY



BROWSE ▾

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EVENTS

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MEMBERSHIP

DONATE



PROPERTY RECORD 24 E MAIN ST

Architecture and History Inventory

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NAMES ▸

Historic Name: **GEORGE MAGEE RENTAL BUILDING**
Other Name: **THE GROVE LAW BUILDING**
Contributing: **Yes**
Reference Number: **85235**

PROPERTY LOCATION ▸

Location (Address): **24 E MAIN ST**
County: **Rock**
City: **Evansville**
Township/Village:
Unincorporated Community:
Town:
Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES ▸

Year Built: **1885**
Additions:
Survey Date: **2006**
Historic Use: **retail building**
Architectural Style: **Commercial Vernacular**
Structural System:
Wall Material: **Clapboard**
Architect:
Other Buildings On Site: **0**
Demolished?: **No**
Demolished Date:

DESIGNATIONS ▸

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

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

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

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RELATED ARTICLES

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

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

Related products from our Online Store:

NOTES ▶

Additional Information: THIS BUILDING WAS CONSTRUCTED FOR GEORGE MAGEE AS A RENTAL BUILDING FOR RETAIL SPACE. THE VACANT LOT JUST TO THE WEST WAS THE SIT OF THE MAGEE OPERA HOUSE.

Bibliographic References: MONTGOMERY, RUTH ANN. EVANSVILLE REVIEW. JANUARY 3, 1996, PP. 7, 10. Historic Evansville Walking Tour brochure, 2014.

RECORD LOCATION ▶

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

Have Questions?

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joe.derose@wisconsinhistory.org

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

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How to Cite

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

Wisconsin Architecture and History Inventory Citation

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



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- Office of Programs and Outreach
- Administrative Services

GENERAL INFORMATION

- About the Society
- Media Room
- Hours
- Staff Directory
- Employment
- Volunteer
- Privacy Policy

SELECTED PROGRAMS

- National History Day
- Wisconsin Historical Images
- Office of School Services
- Wisconsin Historical Society Press
- State Historic Preservation Officer (SHPO)
- State Archives & Gov. Publications
- Speakers Bureau

SERVICES FOR

- Educators
- Government Agencies
- Journalists
- Legislators
- Local Historians

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City of Evansville

Community Development Department

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

January 24, 2020

JS Decker LLC
 143 W Main Street
 Evansville, WI 53536

RE: Application HPC-2020-05 for Certificate of Appropriateness on parcel 6-27-4 (24 E Main)

Applicant,

Thank you for your recently submitted *Application for Certificate of Appropriateness*. This letter is to inform you the application has been received and is scheduled for review on **January 23rd, 2020 starting at 6pm by the Historic Preservation Commission. A final decision will not be reached at this meeting, as more information is required, see below.** You, or an agent of yours, are encouraged to attend this meeting. The meeting will be held on the 3rd floor of City Hall at 31 S Madison Street in Evansville, WI 53536.

Based on review of your application, it is understood you are applying to replace the front door of the building and reverse the swing. Please provide the following information to assist the Commission's review:

- Clarification if work is to include replacing the frame around the door
- Samples of door hardware to be used
- Contractor or preservation architect's written explanation why repairs cannot be performed, including photo documentation of current condition, how the existing door is significantly deteriorated per N.P.S. standards, and quotes for repairs.
- Written verification from Building Inspector the door can swing out and meet the typical code requirement of approx. 3 feet of landing.
- Complete Building Permit

Due to the time of application submission, your application has been placed on the agenda for discussion purposes to provide guidance. 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 Application

CC: Building Inspector and 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 will be completed by the chair of the HPC or the Community Development Director.

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

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

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

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

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

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: 24 E MAIN	Tax ID Number: 222 001003
Historic Property AHI Number: 85087	Parcel Number: 6-27-4