

NOTICE

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

City of Evansville **Historic Preservation Commission**
Regular Meeting
Wednesday, April 17, 2024
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536
6:00 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the March 20, 2024 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 30 Railroad – Replace Original Siding (HPC-2024-07)
8. Discussion Items
9. Report of the Community Development Director
 - A. Staff Approved Certificates of Approval
 - i. 302 W Main Street – Replace roof, gutters, siding with same (HPC-2024-05)
 - ii. 124 Highland Street – Replace Skylight with Same (HPC-2024-06)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: May 15, 2024, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Historic Preservation Chair

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, March 20, 2024 at 6:00 p.m.
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536**

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	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Derek Bahr, Residents
Vacant	A	Troy Zahn, Resident
Katie Sacker	P	Ryan Kopp, Resident
Norman Barker	A	Chris Keaveny, Contractor
Cheryl Doerfer	P	
Steve Christens	A	

3. Motion to approve the agenda by Doerfer, second by Lewis. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the February 21 meeting and approve them as printed. Motion by Lewis, seconded by Sacker, motion carried unanimously.

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

6. Citizen appearances and Public Presentations.

7. Applications – Action Items:

A. 403 W Main St – Demolish Garage (HPC-2023-0177)

Motion to remove from table. Motion by Doerfer, seconded by Sacker, motion carried unanimously.

Applicant not present. Spranger and commissioners discussed that demolition is allowable without a replacement as current code does not allow garages to be constructed on properties without a principal structure.

Motion to approve the application as printed with it noted that demolition is being allowed to clean up the property without a house as the garage is out of context to the house and doesn’t relate to the neighborhood. Motion by Doerfer, seconded by Sacker, motion carried unanimously.

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B. 31 Mill St – Replace Wood Siding Containing Lead Paint with Vinyl (HPC-2024-02)

Contractor Chris Keaveny present. Keaveny stated his intention is to remove materials from the building in order to remove the lead paint thoroughly and as encapsulation would make strange presentations. Five “unused openings” (windows and doors/prior windows and doors) would be removed, some of which are not original.

No action taken.

C. 40 Mill St – Demolish and Replace Garage (HPC-2024-03)

Applicant Derek Bahr present. Bahr expressed that the existing garage was not useful for him due to the size. Commissioners expressed that the garage was not original. The existing building has vinyl siding. Bahr would use standing seam metal roof and shiplap style vinyl siding, if windows are used they will be one over one double hung windows to match house.

Motion to approve the application in kind but with a metal roof. Applicant to bring samples of materials to Community Development Director for approval. Motion by Sacker, seconded by Doerfer, motion carried unanimously.

D. 20 S Third St – Garage Addition (HPC-2024-04)

Applicant Ryan Kopp present. Spranger discussed the maximum size of a garage on the property and the limit for impermeable surfaces. Kopp described the project, involving adding to the east of the garage following the existing roof line and siding.

Motion to approve the application as printed. Motion by Sacker, seconded by Doerfer, motion carried unanimously.

8. Discussion Items

9. Report of the Community Development Director

A. Code Enforcement

Staff are working on code enforcement regarding flashing signs in use in the historic district in violation of code.

10. Correspondence, Comments and Concerns

11. Next Meeting Date: April 17, 2024 @ 6:00 p.m.

12. Motion to Adjourn by Doerfer, second by Sacker. Motion carried unanimously.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: JOEL TOMLIN	Historic Property Address: 30 RAIC ROAD ST
	Applicant Mailing Address: 19a SOUTH FIRST ST EVANSVILLE 53536	Evansville, WI 53536
	Applicant Phone: (608) 289-5102	The following information is available on the property's tax bill:
	Applicant Email: TOMLIN JOEL@GMAIL	Parcel Tax ID Number: 222 _____
	If different from above, please provide:	Parcel Number: 6-27-_____
	Owner Name: _____, com	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address: _____	Historic Property Name: _____
	Owner Phone: _____	AHI Number: _____
	Owner Email: _____	Contributing: Y or N

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

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

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

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

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

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

SUBMITTED BY: _____

Joel Tomlin

Owner or Applicant Signature

DATE: _____

2/16/24

SECTION		PROPOSED WORK CHECKLIST
<div style="font-size: 48pt; font-weight: bold; margin: 0 auto;">2</div>		<p>Please check all boxes that apply and provide more detail in Sections 3 and 4:</p>
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement	<input checked="" 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 type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>REPLACE WOOD SIDING (ONLY) WITH RESTORATION SMOOTH VINYL SIDING/FLASHING</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>No</p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>DUE TO ZERO FLASHING SIDING IN NORTH & BRITTLE</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>ALL DETAILS WILL REMAIN ONLY REPLACING SIDING</p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>4C Have you submitted this project for state or federal tax credits?</p>







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DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

Summary of Work:

BUILD NEW GARAGE IN HISTORIC DISTRICT

Certificate of Appropriateness is hereby (check one):

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

VINYL OK - USE RESTORATION SMOOTH VINYL
GARAGE WALL OK TO BE ON FRONT LOT LINE
PER HPC MTG 5/17/23

Approved by: [Signature]
Community Development Director or HPC Chairperson Signature

Date: 5/17/23

HISTORIC PROPERTY INFORMATION

Historic Property Address: <u>30 RAILROAD ST</u>	Tax ID Number: 222 <u>065054</u>
Historic Property AHI Number:	Parcel Number: 6-27- <u>894.1</u>