

NOTICE

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

City of Evansville **Historic Preservation Commission**
Regular Meeting
Wednesday, May 19, 2021, 6:00 p.m.

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

AGENDA

1. Call to Order
2. Roll Call
3. Discussion and Possible Motion to Nominate Chair, Vice-Chair, and Secretary
4. Motion to approve the agenda.
5. Motion to waive the reading of the April 21 and April 28, 2021 minutes and approve them as printed.
6. Civility reminder
7. Citizen appearances
8. Action Items.
 - A. 259 W Liberty – Fence (HPC-2021-17)
 - B. 115 N Second – Fence (HPC-2021-18)
 - C. 409 S First – Deck (HPC-2021-20)
 - D. 328 W Main – Roof and Gutters (HPC-2021-21)
9. Discussion Items
 - A. 20 Mill Street – Demolition and Reconstruction (HPC-2021-10 and HPC-2021-16)
 - B. Discussion on application to plaque a home
 - C. Discussion of dam and creek wall repairs
 - D. Discussion on acceptable fence designs
10. Correspondence, Comments or Concerns
11. Next Meeting Date: *June 23, 2021.*
12. Motion to Adjourn.

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

**City of Evansville Historic Preservation Commission
Regular Meeting / Virtual
Wednesday April 21, 2021 at 6:00 p.m.
City Hall (Third Floor), 31 South Madison Street**

MINUTES

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

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant Sharon Cybart & Lyman Fuson, Applicants
Vice-chair Steve Culbertson	P	Jeff Farnsworth, Applicant
Joy Morrison	P	Francesca Bua & Adam Surufka, Applicant
Katie Sacker	P	Steve Mortaloni, Applicant
Matt Koser	P	
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda, with the approval of moving Action Item H ahead of Action Item A by Christens, seconded by Morrison. Approved unanimously.

4. Motion to waive the reading of the minutes from the March 17, 2020 meeting and approve them as printed by Morrison, seconded by Koser. Approved unanimously.

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

6. Citizen appearances and Public Presentations. None

7. Applications- Action Items:

H. 334 W Main – Roof, Windows, and Fence (HPC-2021-14)

Applicants Cybart & Fuson described the project as stated in the application. Applicants are in the process of gaining approval from the WI State Historical Society for the Homeowners Income Tax Credit Program. Noted: Stephans commented to have the door frame remain when installing a new window within the frame, as shown in application; Koser suggested the applicants verify with the State the type and color of the shingles selected for tax credit approval; Sergeant to forward to the shingle company the brand and type of acceptable shingles; Stephans agreed the simple version of the wood screen door, illustrated in application, is acceptable by the State Historical Soc. **Motion to accept the application finding the proposal meets the criteria outlined in the decision by Koser, seconded by Morrison. Approved unanimously.**

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

Applicant not present. This application has been ongoing for 4 months and details are still unclear or missing. *Motion to deny the application by Stephans, seconded by Culbertson. Approved unanimously.*

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

Applicant not present. Commission reviewed the application and noted that the Front Window, #5 in application, is to be replaced in kind. The application details a Triple Gliding Window and that is unacceptable for the replacement. The type needs to match in kind the existing window. *Motion to accept the application finding the proposal meets the criteria outlined in the decision, with the following condition that window #5 be replaced in kind by Doerfer, seconded by Koser. Approved unanimously.*

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

Applicant not present. Some Commission members that had viewed the property noted that the exterior windows are the original wood windows. Also the exterior windows are in good condition noting that the top and bottom sashes line up and lock. Some maintenance is needed but not replacement. *Motion to deny the application by Christens, seconded by Doerfer. Approved unanimously.*

D. 133 Grove – Fence and Porch (HPC-2021-09)

Applicant not present. The application states this is a replacement only, using the same design and materials. *Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Christens. Approved unanimously.*

E. 129 E Main – Porches (HPC-2021-11)

Applicant Jeff Farnsworth reviewed the project with commission. The front porch needs spindles installation to code and the back porch needs full reconstruction to code. It was discussed that the applicant may choose not to have spindles at the front porch due to the low rise of the porch. Applicant to verify city ordinance if choosing not to have spindles on the front porch. *Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Koser. Approved unanimously.*

F. 12 E Main – Roof (HPC-2021-12)

Applicant Jeff Farnsworth explained the roofed deck is in the back of the building next to the State Bank of Cross Plains. Structure collapsed due to ice and heavy snow. Structure to be rebuilt to code for safety. *Motion to accept the application finding the proposal meets the criteria outlined in the decision by Koser, seconded by Doerfer. Approved unanimously.*

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G. 22 Montgomery – Shed (HPC-2021-13)

Applicant not present. Application details a wooden garden shed. Similar sheds have been approved in the past. Shed will sit on a gravel base, behind the house, and appropriate distance from the property line according to the city ordinances.

Motion to accept the application finding the proposal meets the criteria outlined in the decision by Culbertson, seconded by Christens. Approved unanimously.

H. 334 W Main – Roof, Windows, and Fence (HPC-2021-14)

Moved to the top of the agenda.

I. 115 S Madison – Fence (HPC-2021-15)

Applicants Francesca Bua & Adam Surufka reviewed the application with the commission. Within the discussions it was brought to attention that the height of the fence in different areas of the property should be examined. The home property would be not appealing if it were to look like a fortress. More information detailing the proposed application to include an accurate site plan and a fence detail product sheet is needed.

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

8. Discussion Items:

A. 20 Mill – Demolition and Reconstruction (HPC-2021-10)

Applicant Steve Mortaloni present. Great discussions were held between the applicant outlining the issues with the property, historic presence of the property and processes to follow. It was decided that the commission would meet at the property for a site tour and documentation. Meeting: Wednesday April 28 @ 6:30 – 20 Mill Street.

9. Correspondence, Comments and Concerns.

10. Next Meeting Date: April 28, 2021 @ 6:30 Site Meeting 20 Mill St.; May 19, 2021 at 6 p.m., Virtual Meeting

11. Motion to Adjourn by Koser, seconded by Morrison. Approved unanimously.

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

**City of Evansville Historic Preservation Commission
Site Meeting / 20 Mill Street
Wednesday April 28, 2021 at 6:30p.m.**

MINUTES

1. Call to Order. Doerfer called the meeting to order at 6:30pm

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	A	Steve Mortaloni, Applicant
Vice-chair Steve Culbertson	P	
Joy Morrison	P	
Katie Sacker	P	
Matt Koser	A	
Cheryl Doerfer	P	
Steve Christens	P	

3. Site and Tour Documentation

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



This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Matthew Berrey</u>	Historic Property Address: <u>259 W Liberty St</u>
	Applicant Mailing Address: <u>259 W Liberty St</u>	Evansville, WI 53536
	<u>Evansville, WI 53536</u>	The following information is available on the property's tax bill:
	Applicant Phone: <u>847 809 6949</u>	Parcel Tax ID Number: 222 <u>001238</u>
	Applicant Email: <u>mberrey@gmail.com</u>	Parcel Number: <u>6-27-231</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	Historic Property Name: <u>Daniel & Angelina Johnson House</u>
	Owner Address:	AHI Number: <u>68565</u>
	Owner Phone:	Contributing <input checked="" type="checkbox"/> or N
	Owner Email:	

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

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

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

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

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

Thank you for helping to value and protect one of the most important early century towns in southern Wisconsin and the finest collection of 1840s-1915 architecture of any single town in Wisconsin. — Wisconsin State Historic Society

SUBMITTED BY:

[Signature]
Owner or Applicant Signature

DATE:

3/2/21

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

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p style="margin-left: 40px;">Backyard Fence with access gate. 6ft Semi-privacy White Vinyl - Prestige Style</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>No</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? <i>No</i></p> <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p style="margin-left: 40px;"><i>Addition will not destroy historic materials that characterize the property.</i></p> <p>4C Have you submitted this project for state or federal tax credits? <i>No</i></p>



Simmons Fence & Specialty Products LLC

4527 S. Hwy 51 • Janesville, WI 53546
 (Across from the Rock County Airport)
 Tel: (608) 754-1610 • Fax: (608) 754-4044
 www.simmonsfence.com

"Four Generations of Pride in Craftsmanship"

SOLD TO MATTHEW BERREY

ADDRESS 259 W. LIBERTY ST

CITY/STATE EVANSVILLE, WI ZIP _____

JOB SITE _____

SPECIFICATIONS All work will be performed in a workmanlike manner and in accordance with standard practice.

PROPOSAL



MEMBER
American Fence
Association, Inc.

NO 03252021

DATE 3/25/2021

JOB ORDER DATE _____

JOB LOG NO. _____

TELEPHONE NUMBER 847-809-6949

NOTES

MATERIAL DELIVERY DELAYED
DUE TO COVID.
INSTALLATION PENDING
MATERIAL DELIVERY

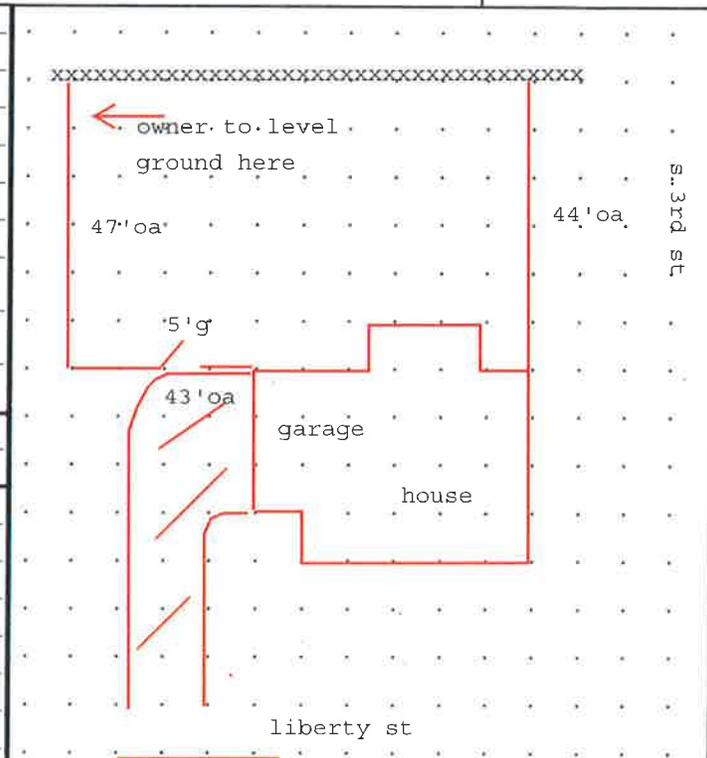
QUOTE #1 - CHAIN LINK	
Wire Gauge	Framework
Overall Length	Overall Height
Terminal Post Dia.	Top Rail Dia.
Line Post Dia.	Line Post Spacing Dia.
Walk Gate	Drive Gate
Material Including Tax	
Installation Charge	
Total Installed Price	\$ 0.00

QUOTE #2 - TYPE OF FENCE	
polyvinyl	
Style	prestige semi private
white in color	
Overall Height	6' tall
trim caps on posts	
Overall Length 134'	

Walk Gate	Drive Gate
1-5x6 gate	0

Material Including Tax	\$ 5,908.00
Installation Charge	\$ 1,300.00
Total Installed Price	\$ 7,208.00
all discounts applied	

Contract Total \$	
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Posts:	Concrete Set	Driven 4' Deep	Tamped with Dirt
FENCING DIAGRAM	KEY: FENCE LINE TO BE ERECTED	TIE-ONS (GET PERMISSION) TERMINAL POST EXISTING FENCE	x 0 ***

Permit by:	Owner
Old Fence Taken Down by:	N/A
Old Fence:	N/A
Excess Dirt:	Leave on Site
Line Clearing:	N/A
Hours Set:	
Hours Finished:	

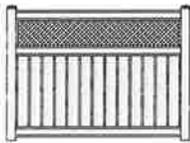
ACCEPTANCE OF QUOTE # _____

- Mastercard and Visa-accepted.
- Permit fee not included in price. Please check with your local zoning to see if permit is required.
- The prices on this proposal apply through **30 days**.
- This proposal becomes an order between Simmons Fence and Buyer when signed by buyer and original copy is returned to Simmons Fence & Specialty Products LLC.

GUARANTEE:	
Materials	Labor
5 years - chainlink	3 years - chainlink and cedar wood
3 years - cedar wood	1 year - all treated lumber
1 year - all treated lumber	10 years - PVC and Aluminum
PVC or Aluminum Ornamental "Manufacturers Warranty"	Ornamental "unless noted"
• This proposal is subject to the terms on the reverse side.	

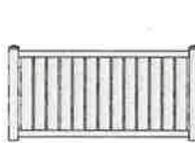
SEMI-PRIVACY

Dynasty

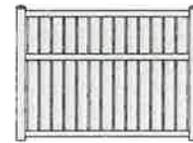


48", 60", 72"

Prestige

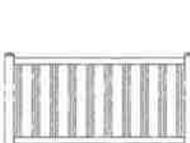


48"

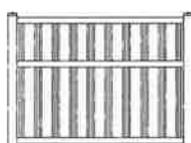


60", 72"

Princeton



48"



60", 72"

Features



Dynasty Aluminum Reinforced Bottom Rail



Prestige and Princeton Aluminum Reinforced Bottom Rail

Semi-Privacy Fence provides the same benefits as Privacy Fence while allowing airflow through your fence. Semi-Privacy Fence is available in three models to provide the perfect mix of style and seclusion for your outdoor living space. All of our Semi-Privacy Fence models are Pool Code approved.

Specifications

Models	Infill Colors	Heights	Racking	Section Width	Infill Size	Rails	Post Size	Standard Post Cap
Dynasty	White	48", 60"	3" Standard	8' Per Ft. Section Widths Available	7/8" x 6" (.060"W) Verticals w/15/16" Spacing 1-7/8" Diagonal Lattice	1-3/4" x 5-1/2" (.100"W) Top, Mid, and Bottom Rail Aluminum Reinforced Bottom Rail	5" x 5" (.165"W)	Flat Cap
	Tan	72"						
Prestige	White	48"	3" Standard	8' Per Ft. Section Widths Available	7/8" x 6" (.060"W) Verticals w/7/8" Spacing	1-3/4" x 3-1/2" (.110"W) Top and Bottom Rail Aluminum Reinforced Bottom Rail	5" x 5" (.165"W)	Flat Cap
	Tan							
	Mocha	60", 72"	3" Standard	8' Per Ft. Section Widths Available	7/8" x 6" (.060"W) Verticals w/7/8" Spacing	1-3/4" x 3-1/2" (.110"W) Top, Mid, and Bottom Rail Aluminum Reinforced Bottom Rail	5" x 5" (.165"W)	Flat Cap
	White							
Princeton	White	48"	4" Standard	8' Per Ft. Section Widths Available	7/8" x 6" (.060"W) & 7/8" x 1-1/2" (.070"W) Alternating Verticals w/1-1/16" Spacing	1-3/4" x 3-1/2" (.110"W) Top and Bottom Rail Aluminum Reinforced Bottom Rail	5" x 5" (.165"W)	Flat Cap
	Tan							
	Mocha	60", 72"	4" Standard	8' Per Ft. Section Widths Available	7/8" x 6" (.060"W) & 7/8" x 1-1/2" (.070"W) Alternating Verticals w/1-1/16" Spacing	1-3/4" x 3-1/2" (.110"W) Top, Mid, and Bottom Rail Aluminum Reinforced Bottom Rail	5" x 5" (.165"W)	Flat Cap
	White							











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



Search...



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PROPERTY RECORD

259 W LIBERTY ST

Architecture and History Inventory

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NAMES

Historic Name: **DANIEL AND ANGELINE JOHNSON HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **68565**

PROPERTY LOCATION

Location (Address): **259 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:
Direction:
Section:
Quarter Section:
Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1863**
Additions:
Survey Date: **2006**
Historic Use: **house**
Architectural Style: **Gabled Ell**
Structural System:
Wall Material: **Aluminum/Vinyl Siding**
Architect:
Other Buildings On Site: **0**
Demolished?: **No**
Demolished Date:

DESIGNATIONS

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

NOTES

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

Bibliographic References: EVANSVILLE REVIEW 7/31/1996.

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



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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 259 W Liberty	Tax ID Number: 222 001238
Historic Property AHI Number: 68565	Parcel Number: 6-27-231

PROJECT ADDRESS 259 W Liberty St

PERMIT # _____

PROJECT DESCRIPTION: Fence/Backyard	PARCEL #: 6-27-231
	TAX ID #: 222001239



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME Matthew & Elizabeth Berrey	ADDRESS 259 W Liberty St	PHONE 608-237-1311	EMAIL mberrey@gmail.com
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CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input checked="" type="checkbox"/> PLBG Simmons Fence LLC	LIC/CERT#/EXP X	PHONE 608-754-1610	EMAIL jessica@simmonsence.com
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CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
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CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
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CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
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PROJECT AREA 4324 SQ.FT. ESTIMATED PROJECT COST \$ 7208

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

APPLICANT'S SIGNATURE Matthew Berrey Digitally signed by Matthew Berrey
Date: 2021.04.28 17:51:01 -05'00' DATE 4/28/21

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

PLOT PLAN MUST INCLUDE : LOT LINES , STREETS AND *EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. * IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. **BUILDING PLANS MUST INCLUDE :** FLOOR PLAN , CROSS SECTION , COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH **SPS 320-325**.
DECKS - SEE **SPS 320-325 APPENDIX B** dps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Jessica Kramer</u>	Historic Property Address: <u>115 N. 2nd Street</u>
	Applicant Mailing Address: <u>115 N. 2nd Street</u>	Evansville, WI 53536
	<u>Evansville, WI 53536</u>	The following information is available on the property's tax bill:
	Applicant Phone: <u>608-712-5980</u>	Parcel Tax ID Number: 222 <u>029014</u>
	Applicant Email: <u>Jessica.schieldt@gmail.com</u>	Parcel Number: 6-27- <u>455</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
		Historic Property Name: <u>None</u>
	Owner Phone:	AHI Number: <u>140991</u>
Owner Email:	Contributing: Y or N	

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

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

- 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.

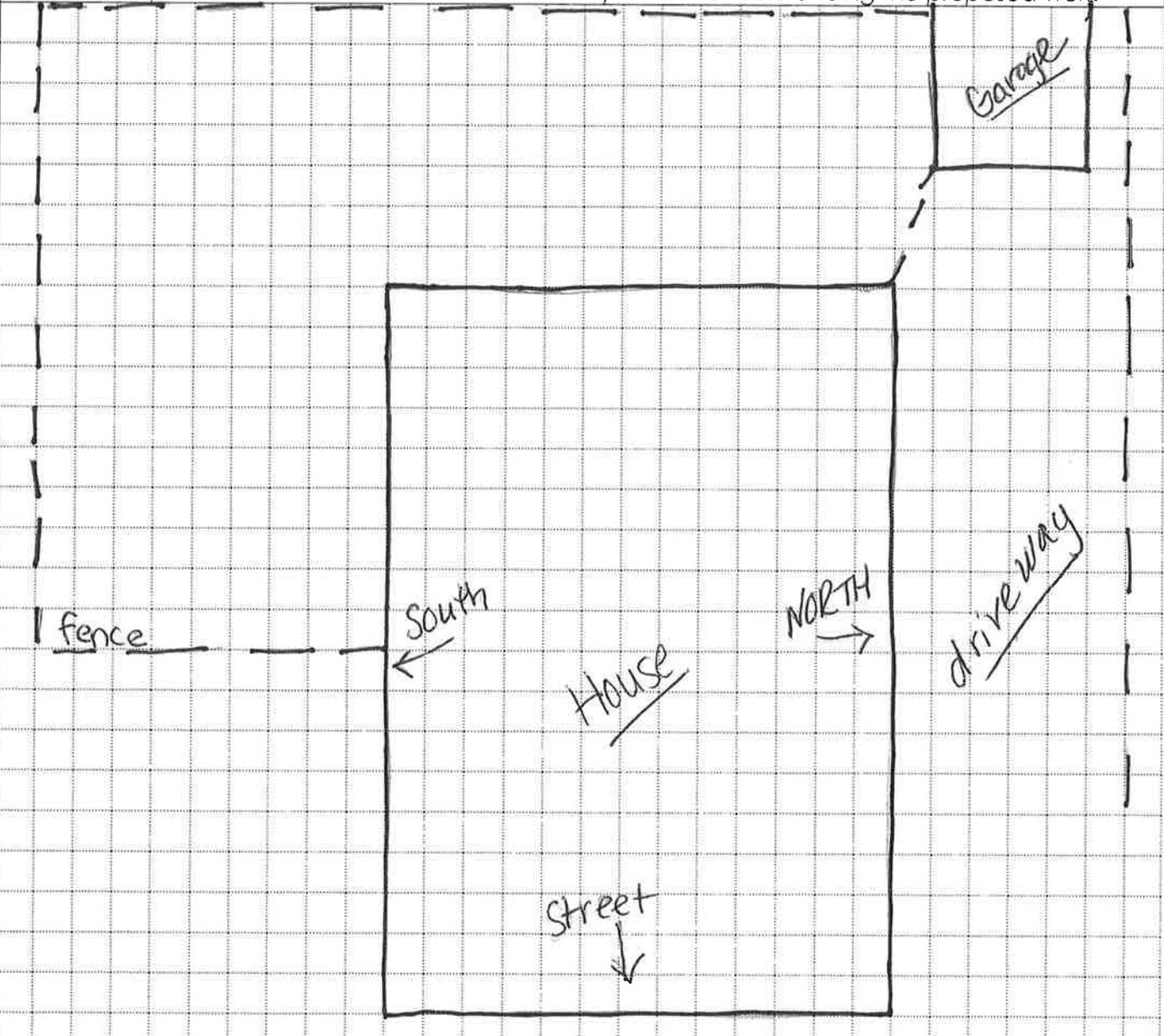
Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: Jessica Kramer **DATE:** 4/11/21
Owner or Applicant Signature

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

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Fence in 1/2 of Side yard and back yard. Replace existing fence on North side that runs along the property line/drive way.</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>No</i></p>
<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>No.</i></p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p><i>The fence will not affect the appearance of the structural building.</i></p>
<p>4C Have you submitted this project for state or federal tax credits? <i>No</i></p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work
 <p style="text-align: center;">EXHIBIT: <u>1</u> Drawing of proposed work</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org



the proposed work

Exhibit #2
existing fence
along driveway

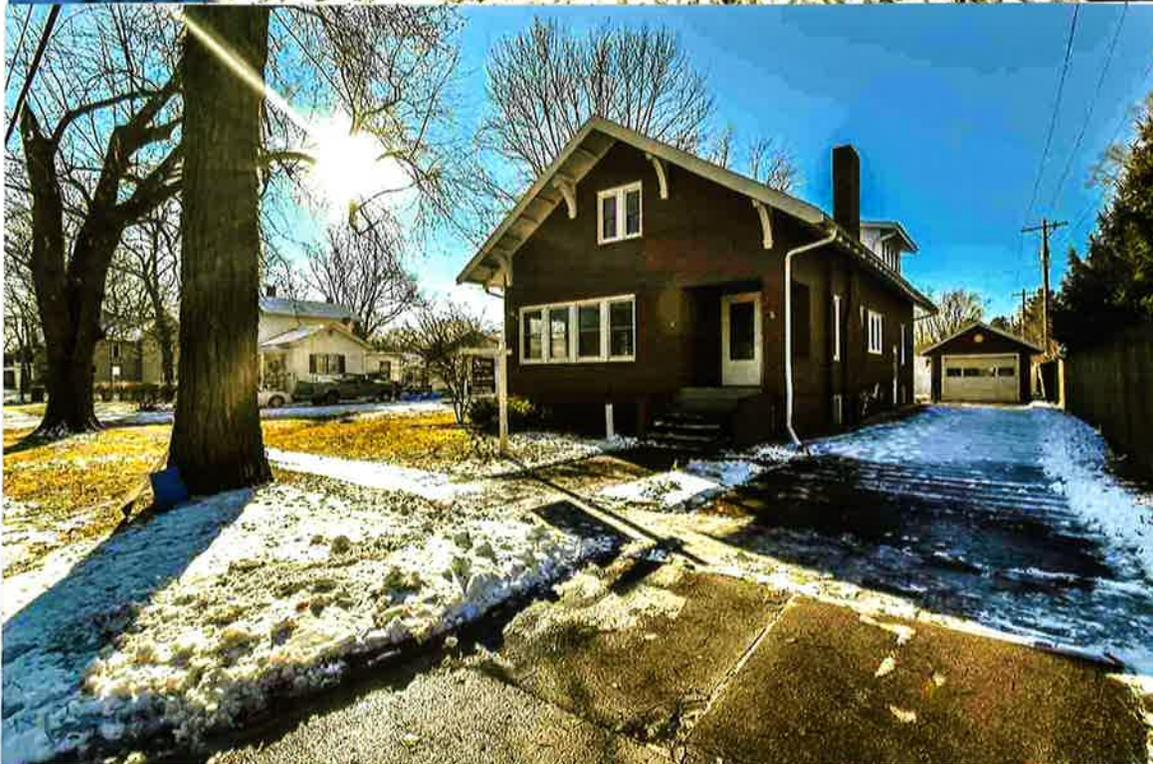


Exhibit #3
Replace existing
fence along driveway.
New fenced area not
visible from this
view.

SECTION

SUPPLEMENTAL ATTACHMENTS



... should be marked

Exhibit #4
South Side of
house. Fence
represented by red
line.

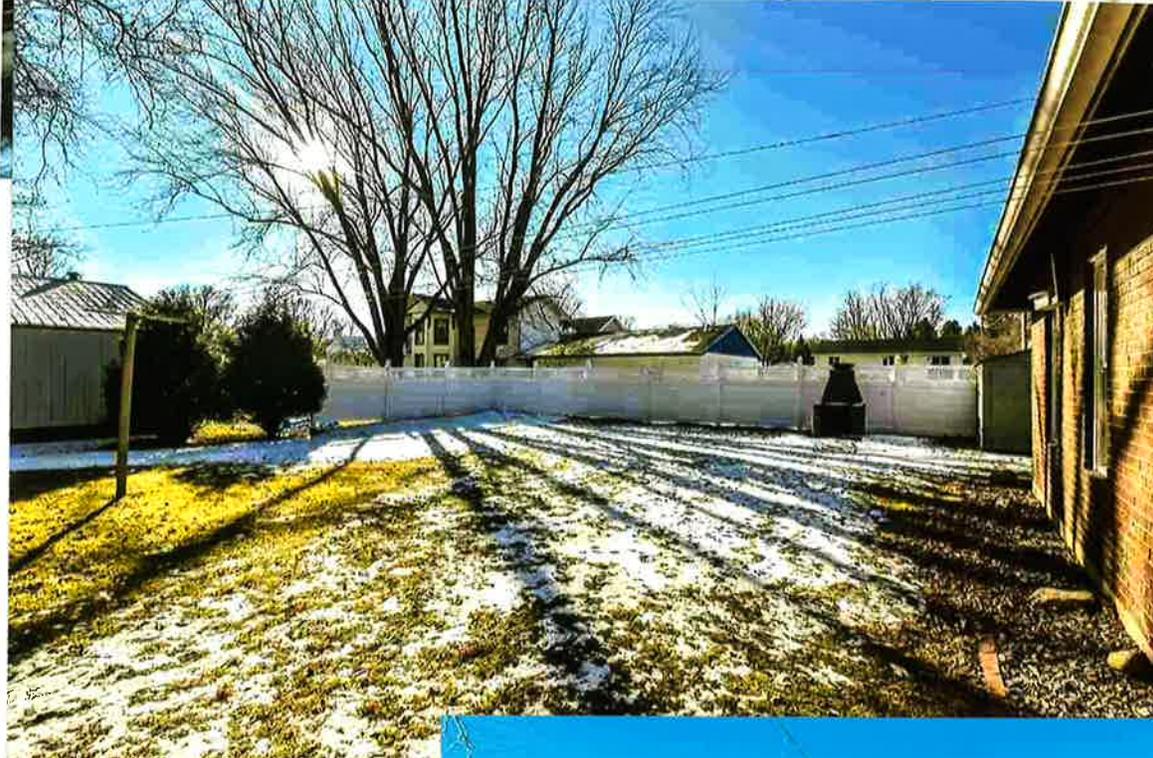


Exhibit #5
Current view of
South Side of house



It should be marked

← Exhibit #6
North side of house
Fence area represented by red line. Replace existing fence along North side of garage



← Exhibit #7
Current fence to be replaced by wooden fence

Exhibit #8
Current back yard picture. →
Both white and wooden fence to be replaced with new wood fence.





#9

Materials for new fence:

Exhibit:

#9 4x4 8' #2 ground contact
green pressure treated timber posts

#10 6' Dog ear fence picket

#11 2x4 8' ground contact
green pressure treated

(Concrete mix not pictured)

#10 ↗

#11 ↘



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

Visit our other Wisconsin Historical Society websites!

Choose a website



BROWSE ▾

ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE



PROPERTY RECORD

115 N 2ND ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES ▸

Historic Name:

Other Name:

Contributing:

Reference Number: **140981**

PROPERTY LOCATION ▸

Location (Address): **115 N 2ND 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: **Bungalow**
Structural System:
Wall Material: **Brick**
Architect:
Other Buildings On Site: **0**
Demolished?: **No**
Demolished Date:

DESIGNATIONS ▶

NOTES ▶

Additional Information: .
Bibliographic References: .

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.deroose@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.



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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: 115 N 2nd St.

Tax ID Number: 222 029014

Historic Property AHI Number: 140981

Parcel Number: 6-27-455

PROJECT ADDRESS 115 N. 2nd Street PERMIT # _____

PROJECT DESCRIPTION: <u>Fence in half of southside of property and back yard. Replace existing fence on Northside which runs along the driveway/property line</u>	PARCEL #: <u>6-27-455</u>
	TAX ID #: <u>222-029014</u>



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

PERMIT REQUESTED: CONSTRUCTION ___ HVAC ___ ELECTRIC ___ PLUMBING ___ OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Jessica/Kyle Kramer</u>	<u>115 N. 2nd Street</u>	<u>608-712-5980</u>	<u>jessica.schielte@gmail.com</u>
CONTRACTOR: <input checked="" type="checkbox"/> CONST ___ HVAC ___ ELEC ___ PLBG	LIC/CERT#/EXP	PHONE	EMAIL
<u>Owner/occupant</u>			
CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 4,000

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

APPLICANT'S SIGNATURE Jessica Kramer DATE 4/11/21

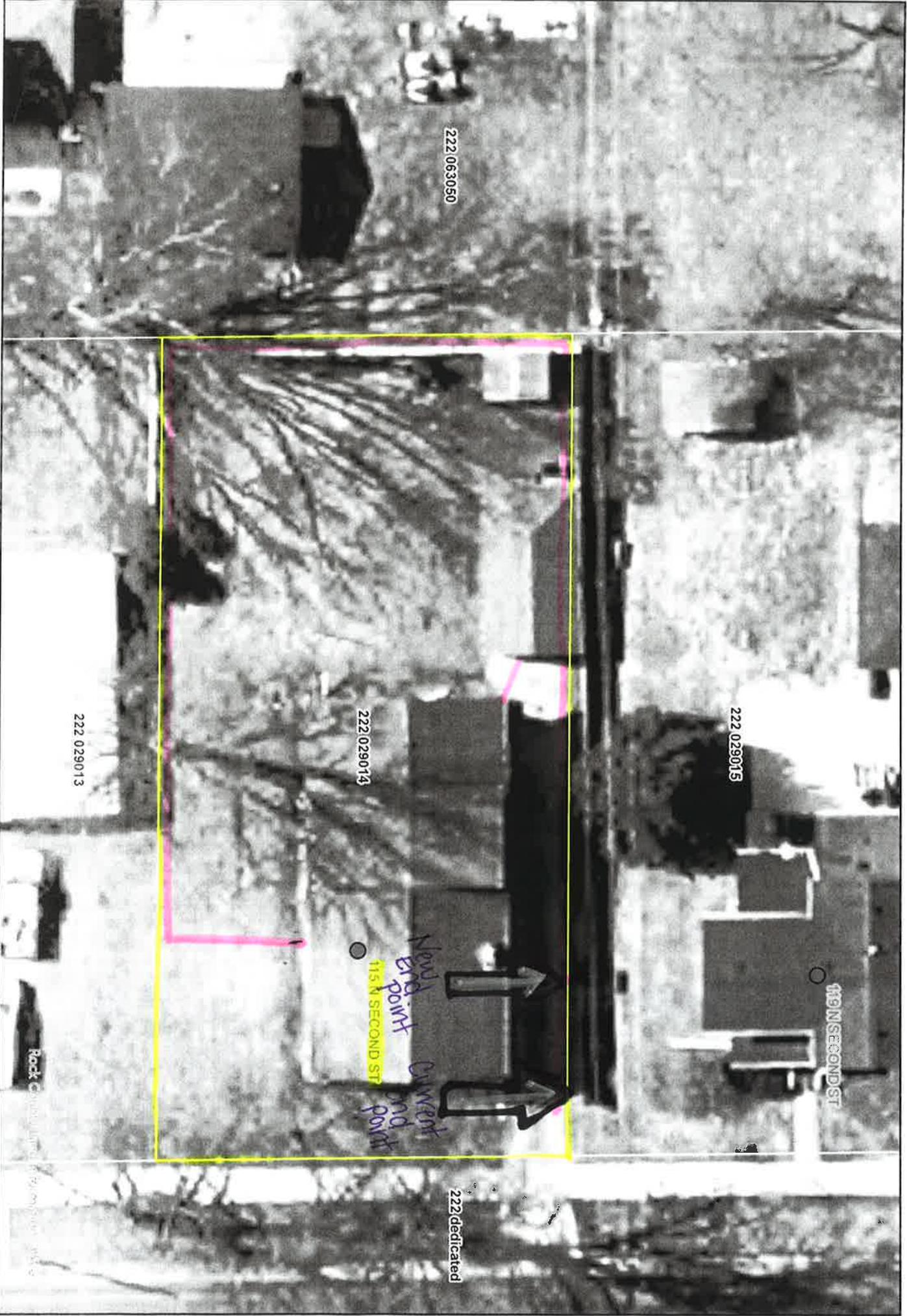
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 DECKS - SEE **SPS 320-325 APPENDIX B dsps.wi.gov/UDC-ADMIN-CODE/**

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184

LARRY SCHALK



222 063050

222 029013

222 029014

222 029013

222 dedicated

New end point
Current end point
115 N SECOND ST



1 inch equals
20 feet

115 N. 2nd Street
Evansville, WI 53536

lot line
Fence

All measurements are approximate.
Not a substitute for a field survey.



	<h2 style="margin: 0;">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p style="font-size: 1.2em; font-weight: bold; margin: 0;">\$0.00</p> <p style="margin: 0;">Application Fee</p>
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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: Ken Lusian	Historic Property Address: 409 South 1st Street
	Applicant Mailing Address: 409 South 1st Street Evansville, WI 53536	Evansville, WI 53536
	Applicant Phone: 608-576-4642	The following information is available on the property's tax bill:
	Applicant Email: kenlusian@gmail.com	Parcel Tax ID Number: 222 023010
	If different from above, please provide:	Parcel Number: 6-27- 411
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records):
	Owner Address:	Historic Property Name: ELLEN AND BENJAMIN S. HOXIE HOUSE
	Owner Phone:	AHI Number: 84824
	Owner Email:	Contributing: <input checked="" type="radio"/> Y or N

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

- 1. Application Form with attachments (as outlined in Section 3C and 5):**
 - Clear photo(s) of every portion of the property that will be affected by the work
 - Historic photograph(s) (if available)
 - Exterior elevations or sketches of existing conditions and proposed work
 - Samples or specifications of proposed materials
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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:** 5/5/21

Owner or Applicant Signature

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

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Replacement of existing deck in the back of the house due to sinking footings, poor construction and lack of rails creating a safety hazard. The proposed deck will be similar in size at 13' x 17' and will be built using pressure treated cedar tone decking and railings.</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? No</p>
	<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No</p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p>No alterations to the original structure and architectural details of the house will be made. The existing composite deck will be removed and a self supporting wood deck will be installed in it's place.</p>
<p>4C Have you submitted this project for state or federal tax credits? No</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work

Existing Deck Photos



EXHIBIT: A

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

Site Plan



EXHIBIT: B



Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.



Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

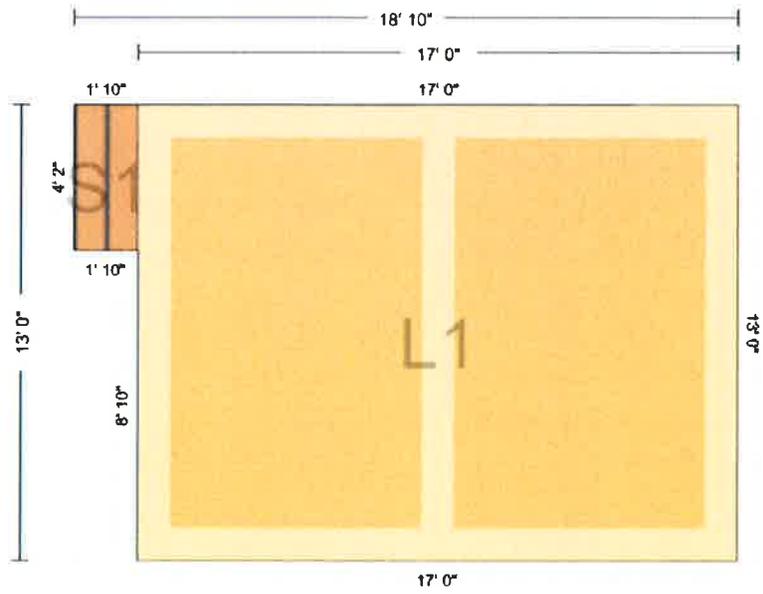


Illustration intended to show general deck size and shape. Some options may not be shown for picture clarity.

L1 with Pictureframe and Divider

Height off the ground: 1' 7"
Width: 17' 0"
Length: 13' 0"

S1

Height off the ground: 1' 7"
Width: 4' 2"
Length: 1' 10"

Decking

Deck Board Material Type: AC2 CedarTone Treated
Deck Board: 5/4x6 Premium Decking
Deck Board Fastener: 6-Lobe Drive Tan Premium Exterior Deck Screw

Framing

Framing Material Type: AC2 CedarTone Treated
Joist: 2x8
Joist Spacing: 16" On Center
Beam: 2x6
Framing Post: 6x6 Framing Post
Framing Fastener Type: Galvanized Framing Fastener
Footing: 16" Poured Footing
Footing Depth: 48" Footing Depth

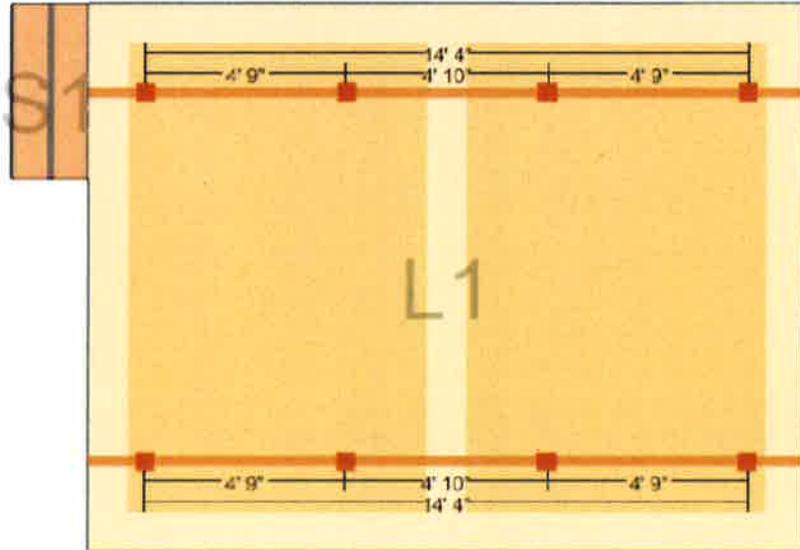
Railing

Railing Material Type: CedarTone Railing
Railing Style: T-Handrail with Sweep
Spindle: 2x2x36 Colonial
Handrail: 2 x 4
Graspable Handrail: No Graspable Handrail
Railing Post: 4x4x54 CedarTone Premium Treated Chamfered Post
Base Ring: Cedar Base Ring
Mounting Style: Joist Mount

Additional Options

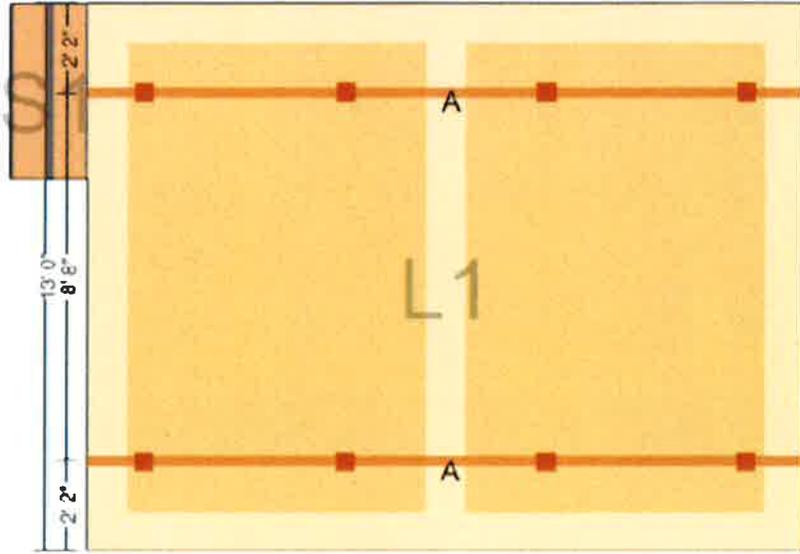
Deck Flashing: Rolled Joist Flashing
Lattice/Skirting: None

L1 - Posts and Footings



Dimensions displayed are from center of post to center of post.

L1 - Beams

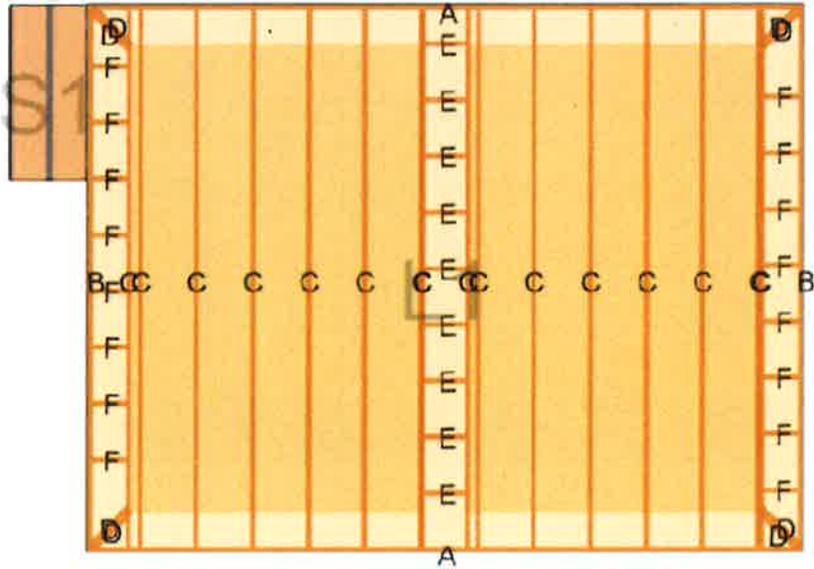


2 boards nailed together is 2 ply

L1 - Lumber: 3 ply - 2 x 6 AC2 Pressure Treated Ground Contact

Label	Length	Count
A	17' 0"	2

L1 - Joists



Lumber: 2 x 8 CedarTone

Joist Spacing: 16" on center

Label	Length	Count	Usage
A	17' 0"	2	Rim Joist
B	12' 9"	2	Rim Joist
C	12' 9"	16	Internal Joist
D	1' 4"	8	Internal Joist
E	11"	9	Internal Joist
F	10"	16	Internal Joist

L1 - Railing Posts

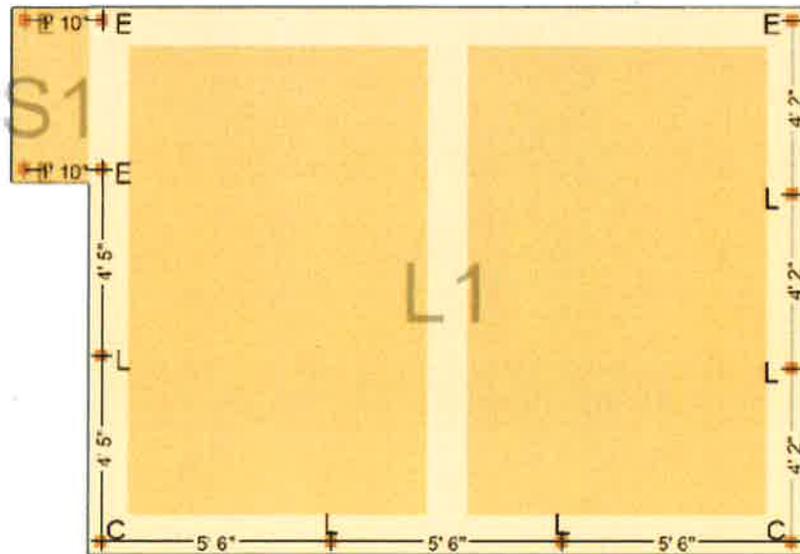


Illustration does not represent all available railing post placement options.
Railing post dimensions are on center.

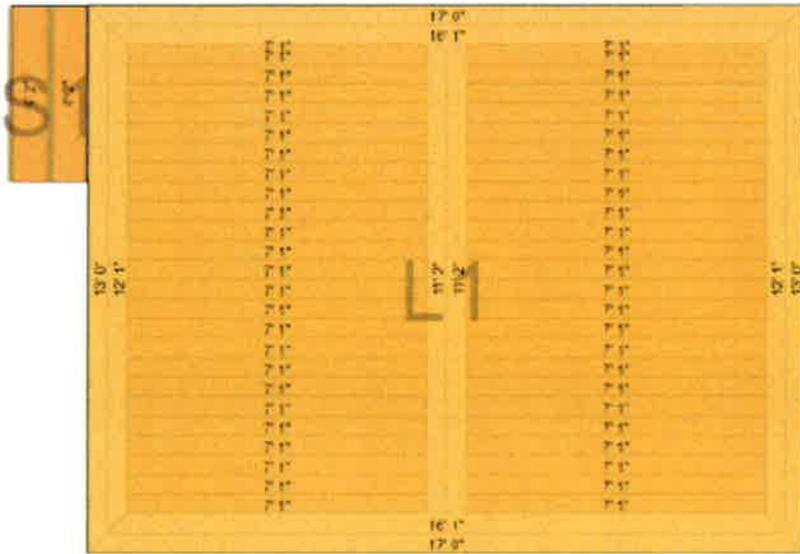
L1

Label	Count
C - Corner Post	2
E - End Post	1
L - Line Post	5
E - End Post	1
E - End Post	1

S1

Label	Count
E - End Post	2

L1 - Deck Boards and Treads



Lengths displayed are provided as general guide. The deck board lengths and/or quantities may need to be adjusted based on framing or the deck board splice pattern you prefer. Please confirm deck board lengths estimated and quantities prior to the start of your project.

Deck Board

Length	Count
7' 1"	50

Pictureframe

Length	Count	Length	Count	Length	Count	Length	Count
12' 1"	2	16' 1"	2	13' 0"	2	17' 0"	2

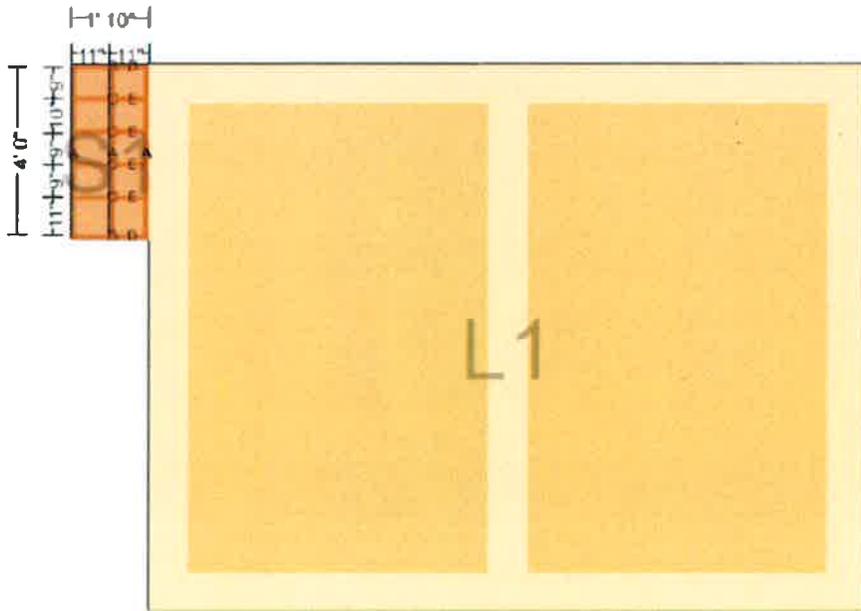
Divider

Length	Count
11' 2"	2

Tread

Length	Count
--------	-------

L1 - Stair Framing



S1 - Box Framing

Description: 2 x 6 Board Lengths

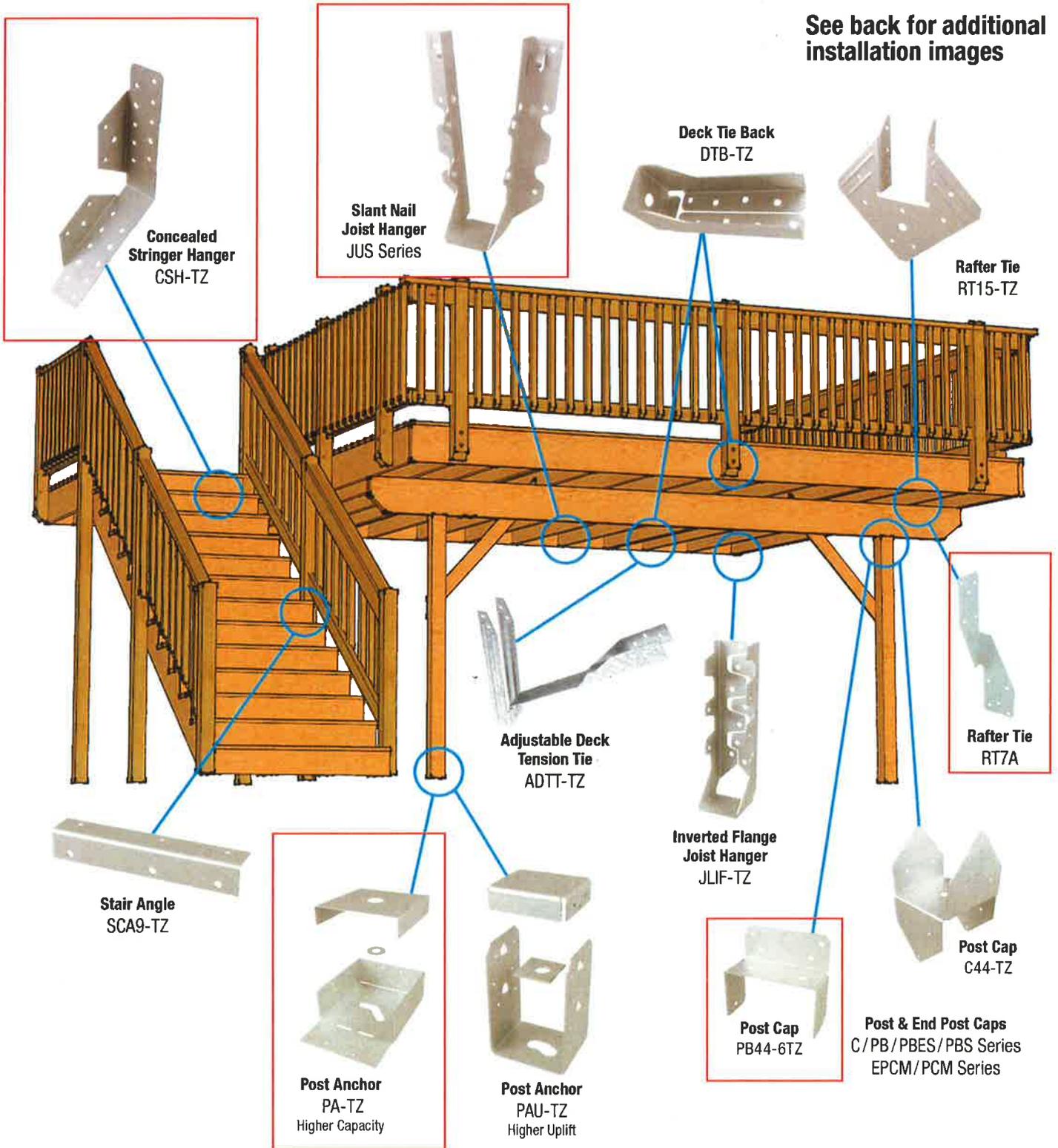
Label	Length	Count
A	3' 11"	2
B	1' 10"	2
C	1' 7"	4

Description: 2 x 8 Board Lengths

Label	Length	Count
A	3' 11"	2
D	11"	2
E	8"	4

Deck Hardware

See back for additional installation images



Disclaimer: Some of the products displayed are optional and not estimated

Customer Service 1-800-328-5934 • MiTek-US.com

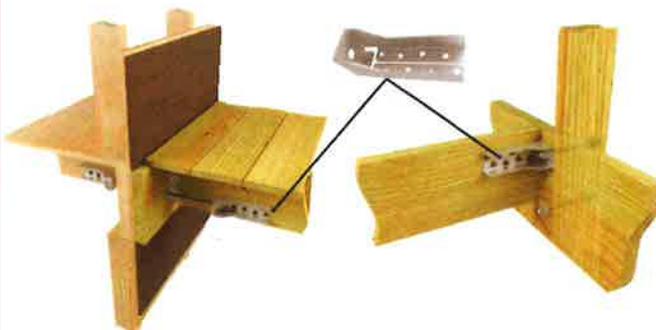
©2018 MiTek Industries, Inc. All Rights Reserved.

#USP2201

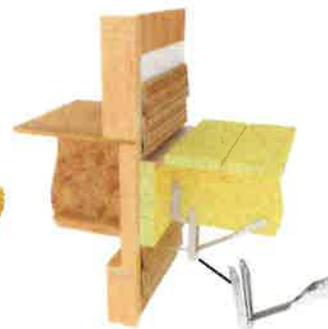
Deck Hardware Installation



Typical CSH-TZ installation



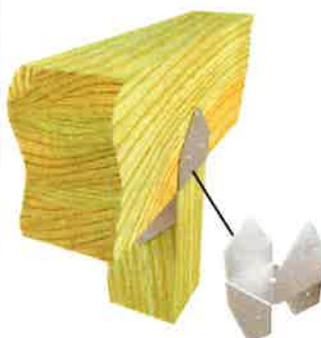
Typical DTB-TZ installations



Typical ADTT-TZ installation



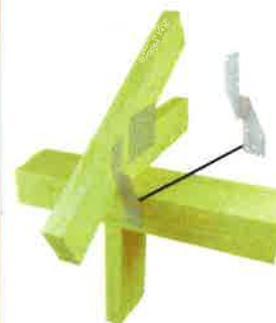
Typical PA-TZ installation



Typical C44-TZ installation



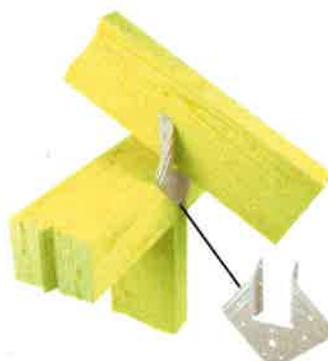
Typical PB44-6TZ installation



Typical RT7A installation



Typical SCA9-TZ installation



Typical RT15-TZ installation

The type and quantity of fasteners used to install MiTek USP products is critical to connector performance. MiTek has a full range of structurally-rated fasteners for wood frame structures. Hot-dip galvanized, stainless steel, and Gold Coat corrosion resistant finishes are available for exterior applications.



MiTek USP Deck Hardware is available in Triple Zinc (TZ) and Gold Coat (GC).



TZ galvanizing provides a prefabrication coating of 1.85 (G-185) ounces of zinc per square foot of surface area (both sides) measured in accordance with ASTM A 653. Use with Hot-dip galvanized fasteners.



Gold Coat is a proprietary multi-layer protection system. It is comprised of an organic top coat barrier layer and a zinc layer placed over a steel substrate. Use with Gold Coat or Hot-dip galvanized fasteners.

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



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NAMES

Historic Name: **ELLEN AND BENJAMIN S. HOXIE HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **84824**

PROPERTY LOCATION

Location (Address): **409 S 1ST ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1885**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Clapboard**

Architect: **BENJAMIN S. HOXIE**

Other Buildings On Site: **1**

Demolished?: **No**

Demolished Date:

DESIGNATIONS

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: THIS WAS HOXIE'S OWN HOUSE. THE CARRIAGE HOUSE ASSOCIATED WITH THIS HOUSE HAS ITS OWN AHI #140884.

"This very intact, cruciform plan, two-story-tall house was designed and built by Benjamin Hoxie as his own home and it is an excellent example of Hoxie's early Queen Anne style designs. The Hoxie house occupies a large corner lot and has principal elevations that face onto both South First

Street and Highland Street. Its asymmetrical main facade faces east onto South First Street. A one-story veranda spans almost the full width of the main facade and wraps around the house's northeast corner. It has an almost flat roof that is supported by slender turned Tuscan Order wood columns." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References: ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM. EAGER FREE PUBLIC LIBRARY. EVANSVILLE REVIEW. SEPTEMBER 9, 1998, P.10 (PHOTO). EVANSVILLE CITIZEN. AUGUST 27, 1998, P. 10 (PHOTO). Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

RECORD LOCATION

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

Have Questions?

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

leah.penzkover@wisconsinhistory.org

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

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

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

How to Cite

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



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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 409 S 1st Street	Tax ID Number: 222 <u>023010</u>
Historic Property AHI Number: 84824	Parcel Number: 6-27- <u>411</u>



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>KAREN & ROBERT McCALLISTER</u>	Historic Property Address: <u>328 W. MAIN ST.</u>
	Applicant Mailing Address: <u>328 W. MAIN ST.</u>	Evansville, WI 53536
	<u>EVANSVILLE, WI 53536</u>	The following information is available on the property's tax bill:
	Applicant Phone: <u>608/882-0282</u>	Parcel Tax ID Number: <u>222 063004</u>
	Applicant Email: <u>bobrmccallister@gmail.com</u>	Parcel Number: <u>6-27- 753</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
	Owner Phone:	Historic Property Name:
	Owner Email:	AHI Number: <u>85226</u>
	Contributing: <input checked="" type="radio"/> Y or N	

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

1. **Application Form with attachments (as outlined in Section 3C and 5):**
 - o Clear photo(s) of every portion of the property that will be affected by the work
 - o Historic photograph(s) (if available)
 - o Exterior elevations or sketches of existing conditions and proposed work
 - o Samples or specifications of proposed materials
 - o If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
2. **Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

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

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

SUBMITTED BY: Karen McCallister **DATE:** May 6, 2021
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input checked="" type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input 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><i>Total replacement of 25+ year old house roof Ridge venting to attic to prevent ice dams. Removal/replacement of gutters & downspouts as needed.</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>The shingles currently on the roof are no longer manufactured.</i></p>
	<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>NO</i></p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
<p>4C Have you submitted this project for state or federal tax credits? <i>We will.</i></p>	









DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 328 W Main	Tax ID Number: 222 _____
Historic Property AHI Number: 85226	Parcel Number: 6-27-_____

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



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328 W MAIN ST

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NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85226**

PROPERTY LOCATION

Location (Address): **328 W MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Dutch Colonial Revival**

Structural System:

Wall Material: **Asbestos**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: BUILT BETWEEN 1907 AND 1928.

Bibliographic References: FIRE INSURANCE MAPS OF EVANSVILLE, WI.
NEW YORK: SANBORN-PERRIS CO. 1907, 1928.

RECORD LOCATION

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

PROJECT ADDRESS 328 W. MAIN, EVANSVILLE PERMIT # _____

PROJECT DESCRIPTION: New roof, with ridge venting to attic. Possible replace gutters. PARCEL #: 6-27-753
TAX ID #: 222 063004



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME BOB & KAREN McCallister ADDRESS 328 W MAIN, EVANSVILLE PHONE 882-0282 EMAIL _____

OR

CONTRACTOR: CONST HVAC ELEC PLBG LIC/CERT#/EXP _____ PHONE 608/424-6302 EMAIL helwigroofing@earthlink.net

CONTRACTOR: CONST HVAC ELEC PLBG LIC/CERT#/EXP _____ PHONE 608/728-0390 EMAIL putnamexteriors@gmail.com

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

PROJECT AREA _____ SQ.FT. ESTIMATED PROJECT COST \$ 15,000 to \$16,000

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

APPLICANT'S SIGNATURE Karen McCallister DATE 5/6/21

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

PLOT PLAN MUST INCLUDE: LOT LINES, STREETS AND *EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS (DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. * IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. **BUILDING PLANS MUST INCLUDE:** FLOOR PLAN, CROSS SECTION, COMPLETE CONSTRUCTION DETAILS
IN COMPLIANCE WITH **SPS 320-325**.
DECKS - SEE **SPS 320-325 APPENDIX B** dsps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK



City of Evansville

Community Development Department

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

May 12, 2021
Karen and Robert McCallister
328 W Main St
Evansville, WI 53536

RE: Additional Information for HPC-2021-21 on parcel 6-27-753 (328 W Main)

Applicant,

Thank you for your recent application make repairs to your property. Your application has been received and preliminarily reviewed. However, more information is needed to continue review. Please submit the following information:

- Material samples for shingles and gutters; this can be done with photos of proposed materials or a product page from the supplier (see attached examples).

If you have any questions regarding this letter, the permit processing department at permits@ci.evansville.wi.gov or call (608)882-2292 ext. 11

Sincerely,

Quinn Bennett
Community Development Permit Processing

Enclosures: Example Product Page



APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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

\$0.00
Application
Fee

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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <u>3/16/21</u>
	<u>Steve Marteloni</u>	
	<u>Sydney Marteloni</u>	
	AHI Number (available at www.wisconsinhistory.org) :	
		Parcel Tax ID Number: <u>222 065057</u>
	Historic Property Address:	Parcel Number: <u>6-27- 892</u>
	<u>20 mill st</u>	Phone: <u>(608) 438-2372</u>
	<u>Evansville WI</u>	Email: <u>smart910ni@gmail.com</u>
	Owner Name (if different from above):	Owner Phone (if different):
Owner Address (if different from above):	Owner Email (if different):	
<u>306 W. Nichols St.</u>	<u>smarteloni@gmail.com</u>	
<u>Albany WI</u>		

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

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

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

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

3. COA Application for proposed work

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

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

SUBMITTED BY:

Owner/Applicant Signature

DATE: 3-16-21

SECTION	REASON FOR DEMOLITION QUESTIONS
<h1>2</h1>	Describe the portion or portions of the structure to be demolished:
	Entire dwelling
Why is demolition of the structure necessary?	
Walls / Floor Joist / Rafters are Rotting - Roof Rotting	
Foundation collapsing / HVAC, Electrical, Water heater not code	
How long have you owned the property?	
9 months	

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
<h1>4</h1>	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	Have only owned for 9 months. The condition of the home is devastating
What alternatives to demolition have you considered?	
Intentions of Remodeling - Rebuilding foundation	
What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?	
99,300	
What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building?	
[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]	

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

See Attached Information

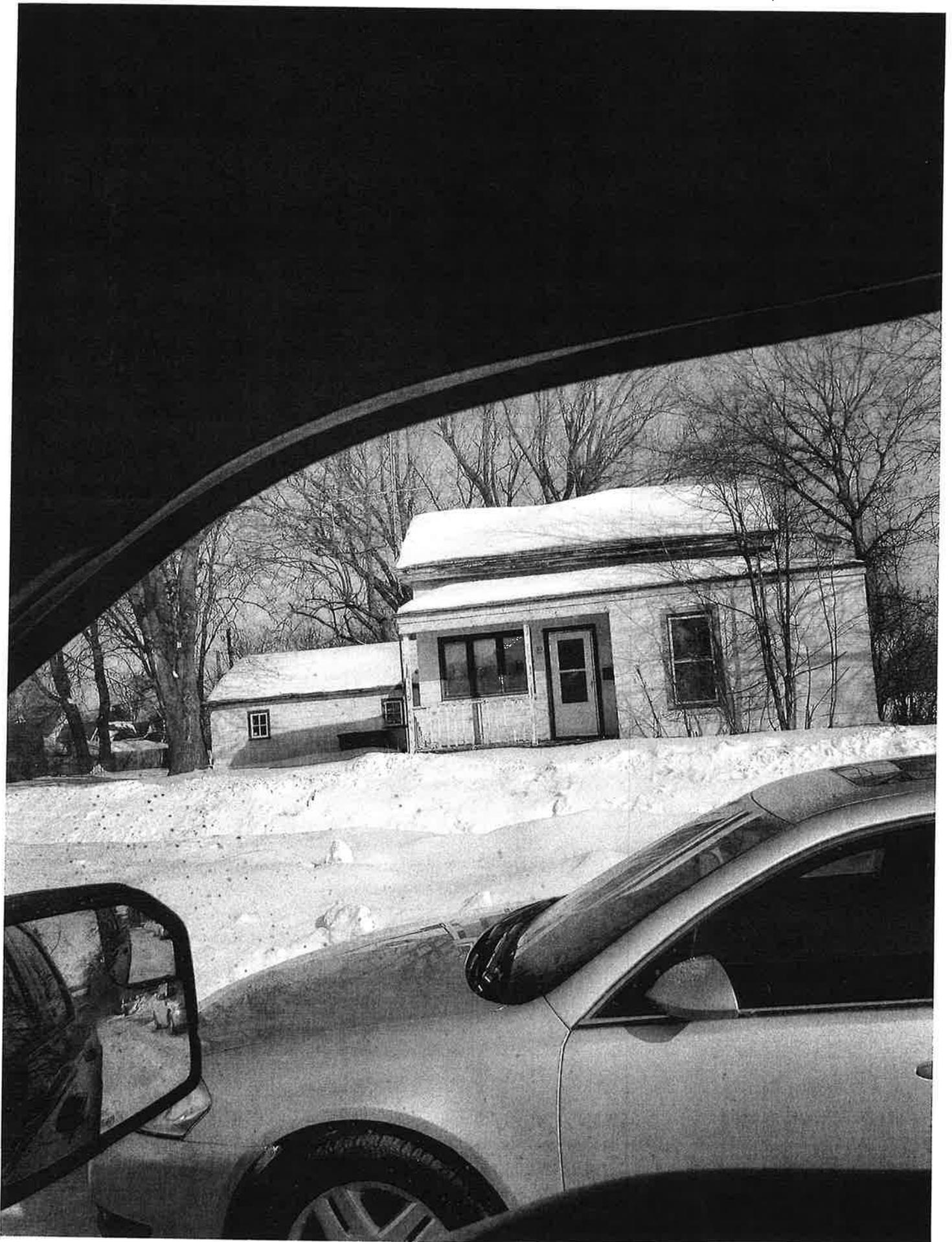
EXHIBIT: _____

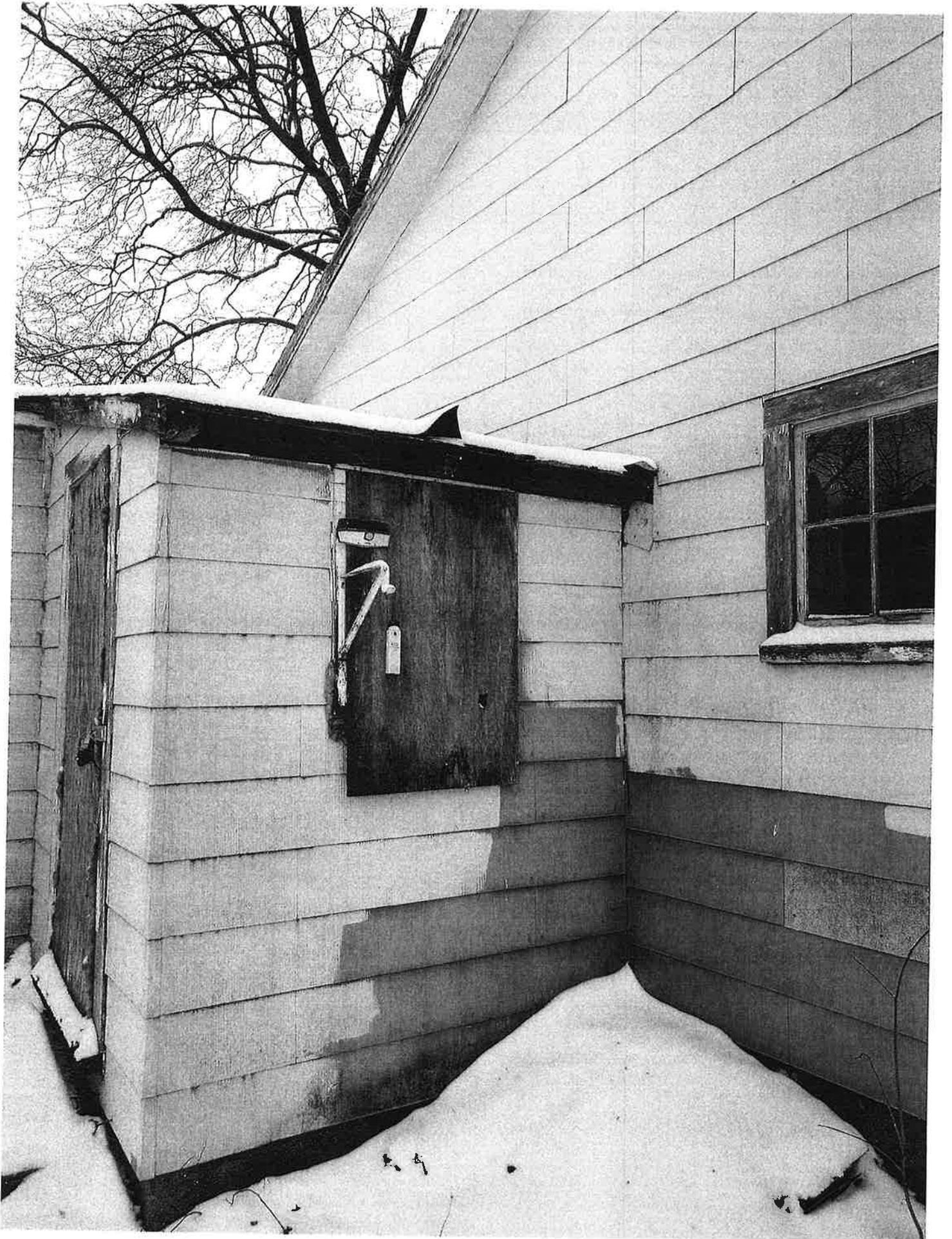
20 mill st EVANSVILLE

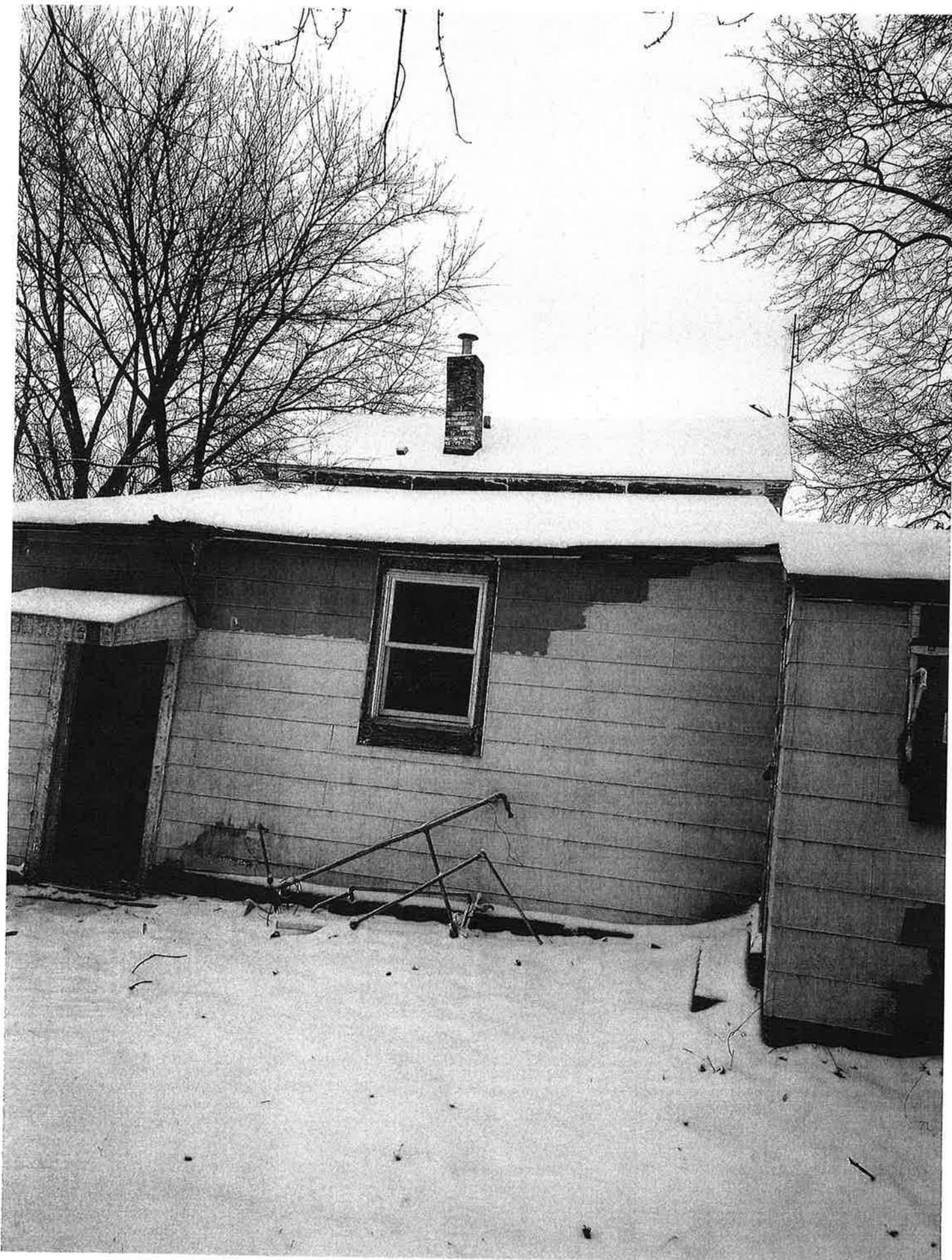
Old Remodel		
Plans		1000
Permits		2150
Demo		7780
Erosion		200
Laterals		1350
Excavate		6500
Brace up house		9750
Foundation under existing		18940
Flatwork in existing		7593
Waterproof		860
Framing Material		20324
New trusses to remove old		2695
HVAC		5580
Removal		950
Plumbing		6279
Removal and make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

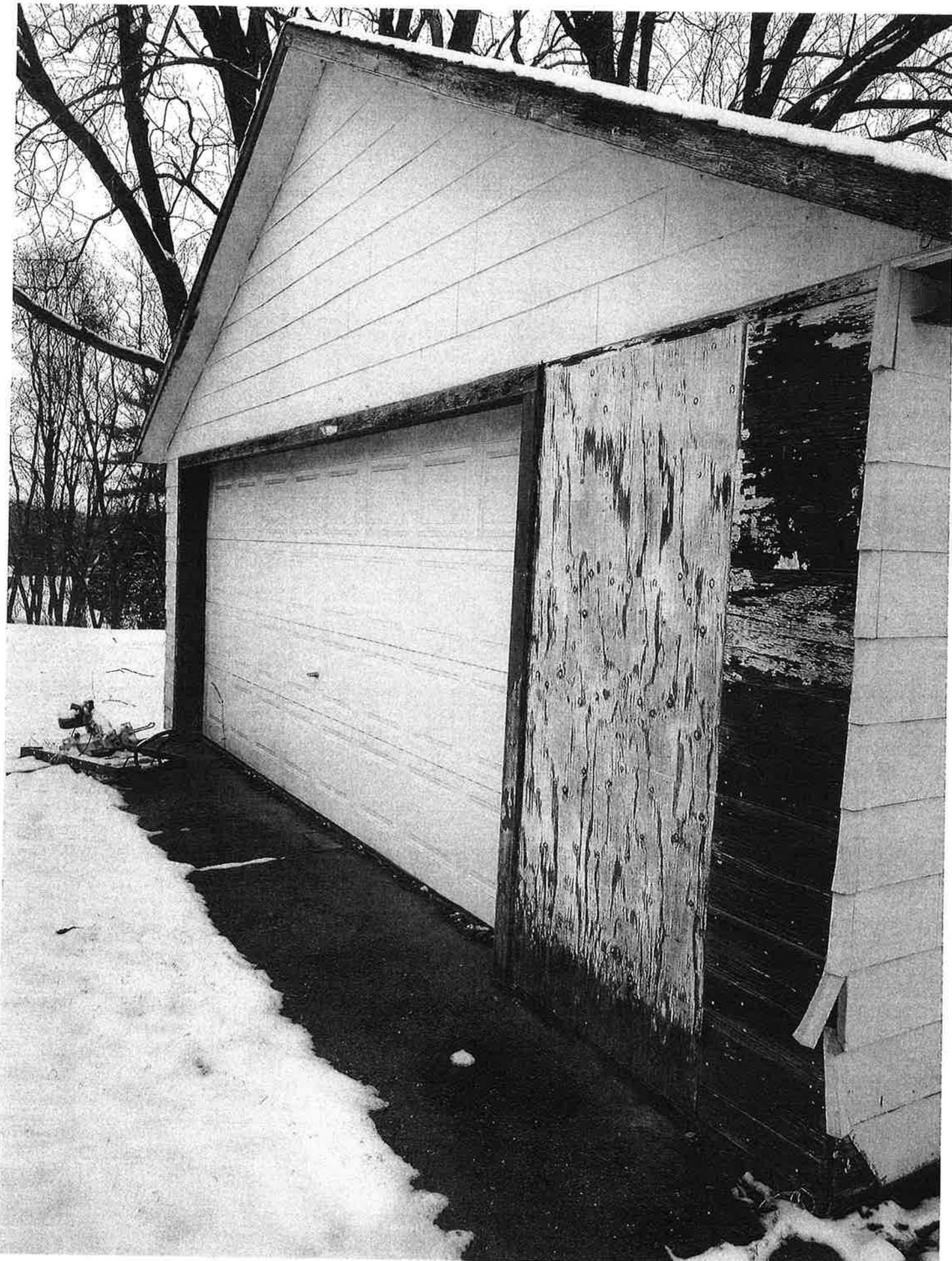
Plans		1000
Permits		2150
Demo		2780
Erosion		200
Laterals		1350
Excavate		3500
Foundation		12340
Flatwork		5564
Waterproof		860
Framing Material		20324
HVAC		5580
Plumbing		6279
Electrical		8021
Fixtures		750
Insulation		1883
Drywall		7021
Flooring		5580
Siding		3416
Roofing		7046
Gutters		693
Interior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

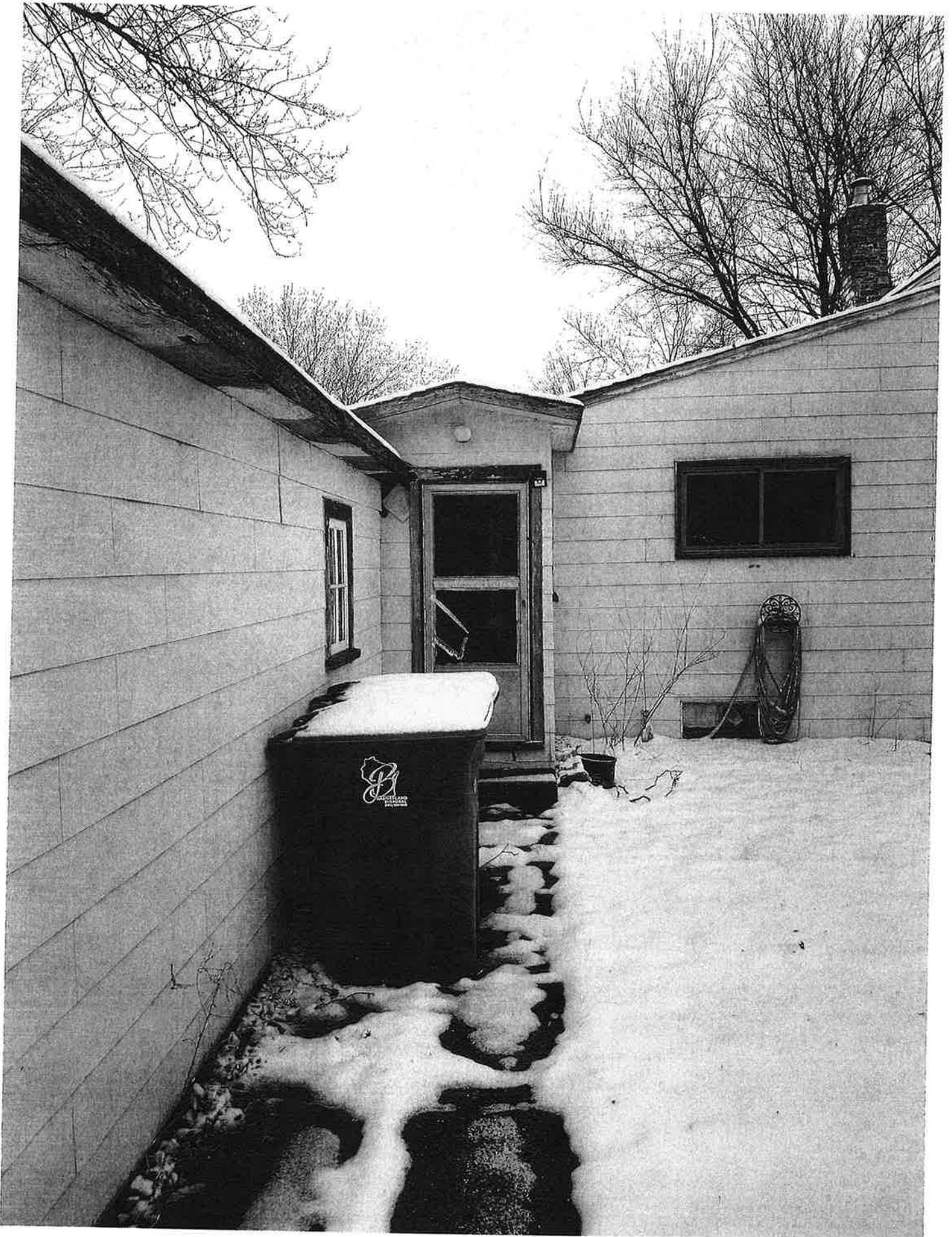
This is new home

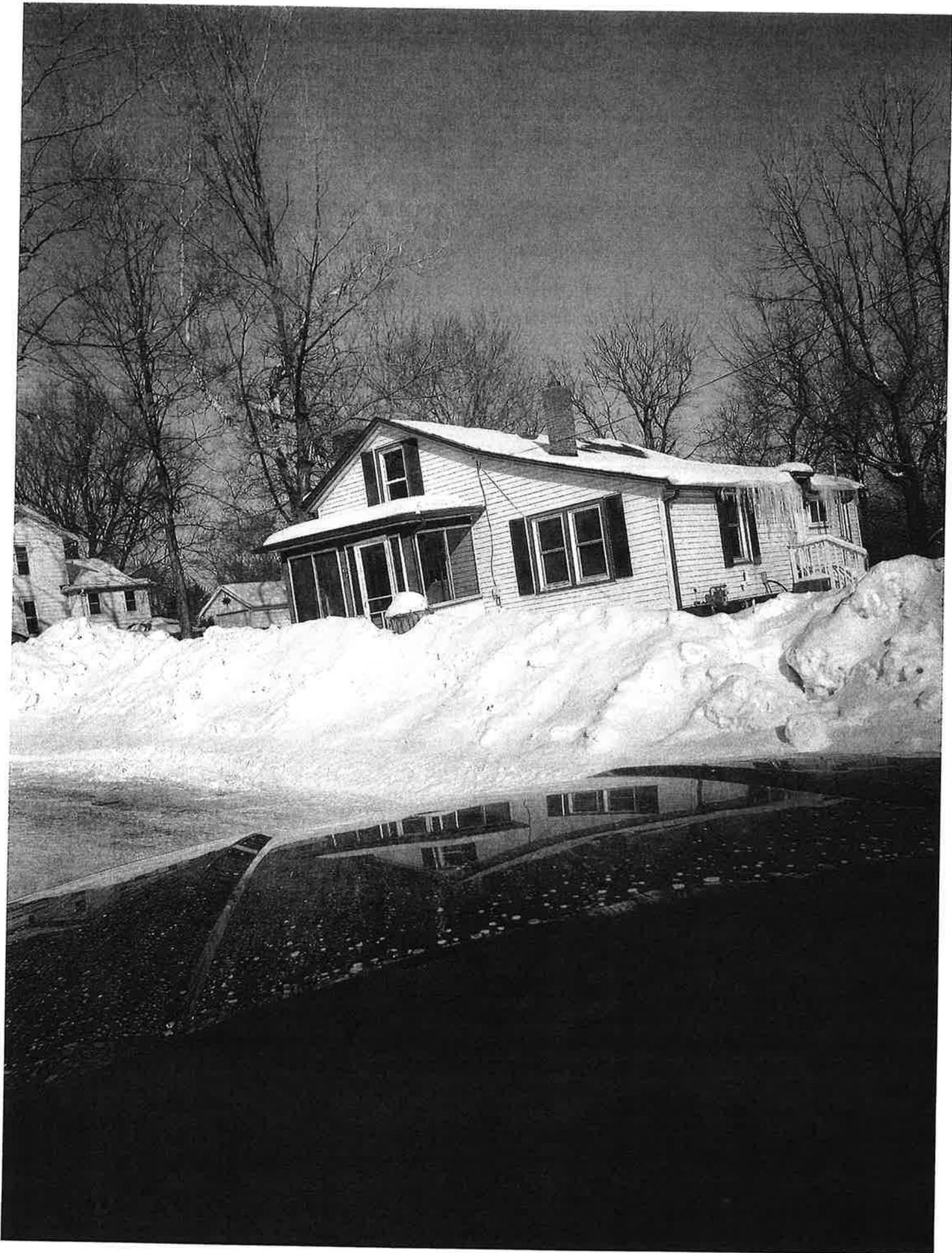


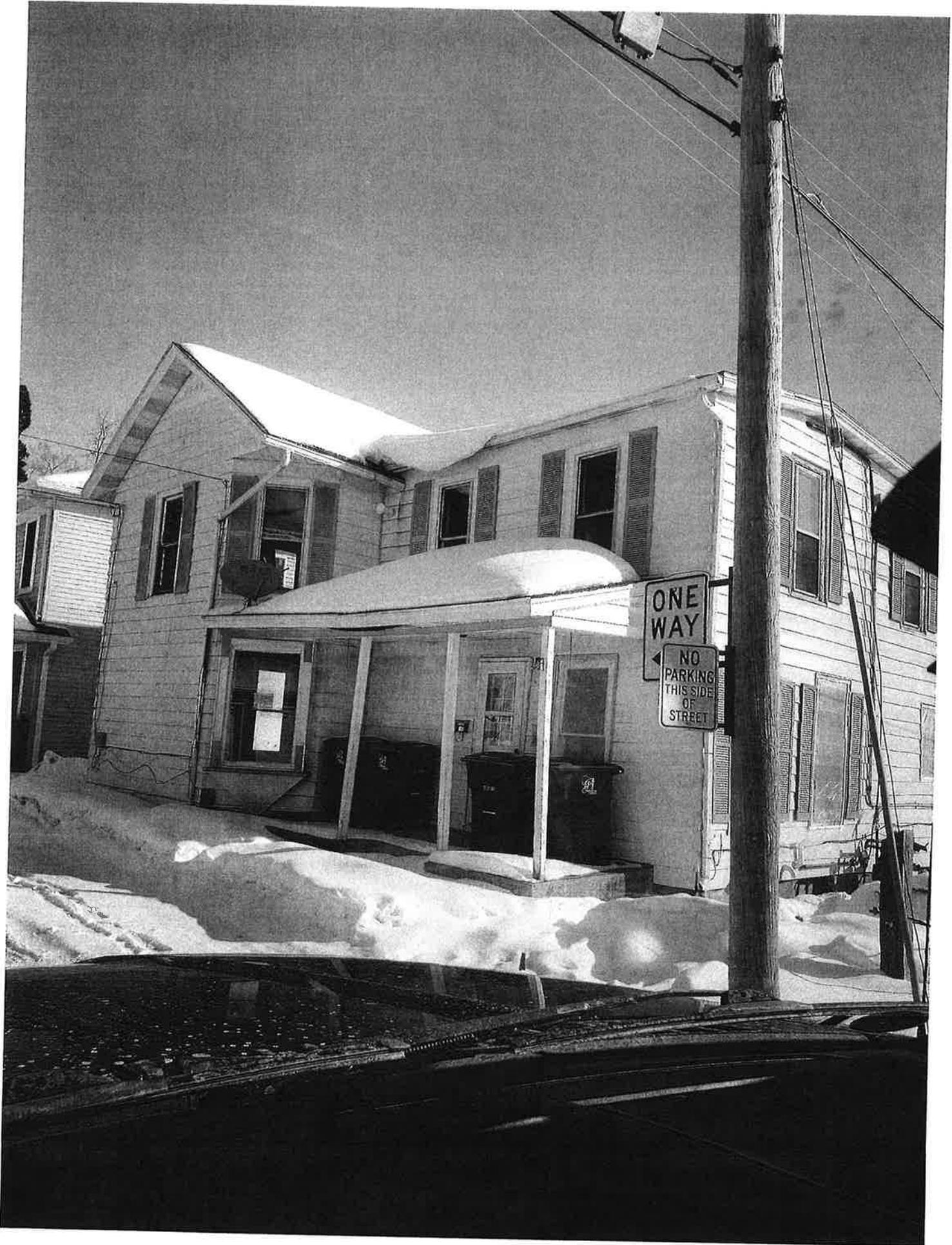


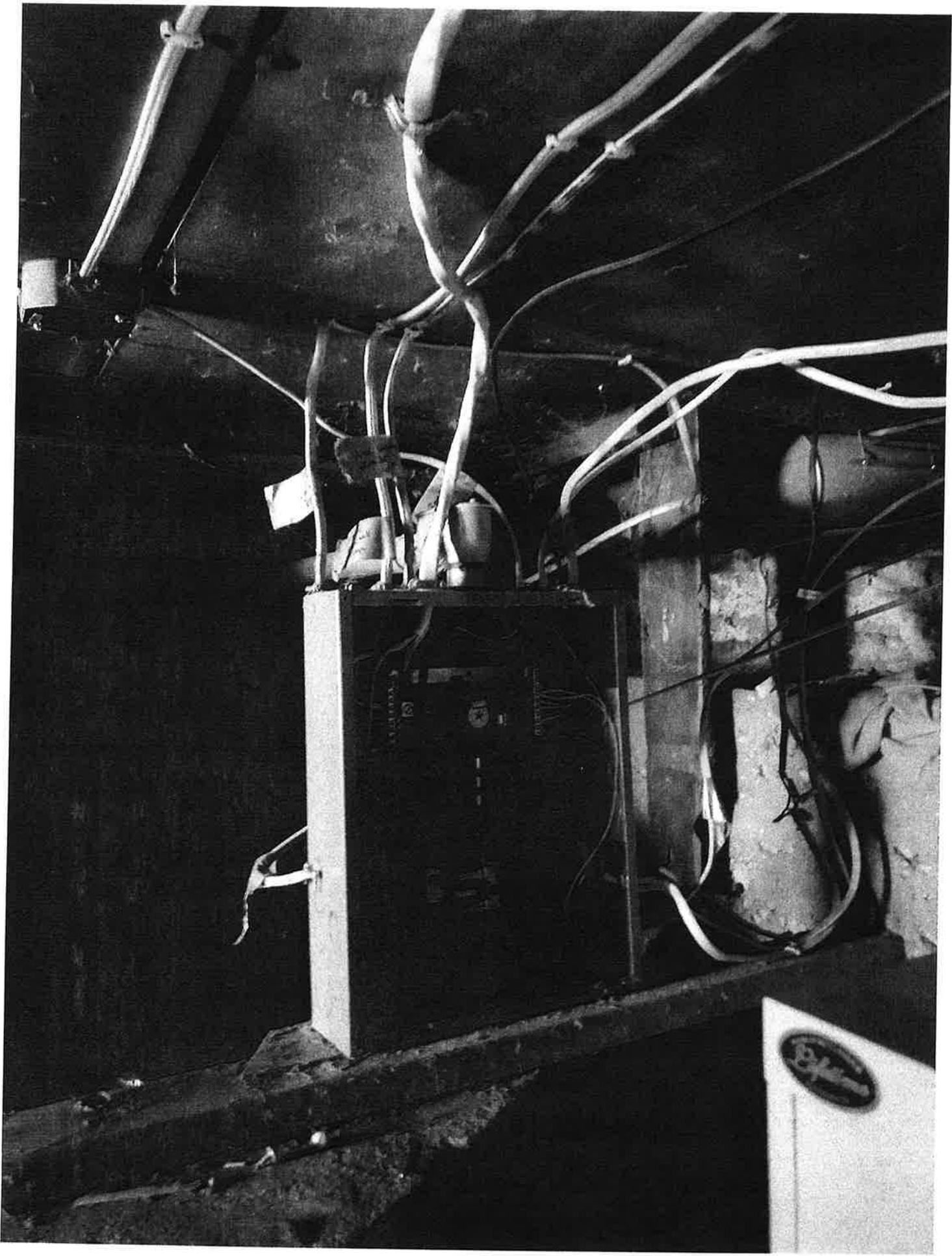


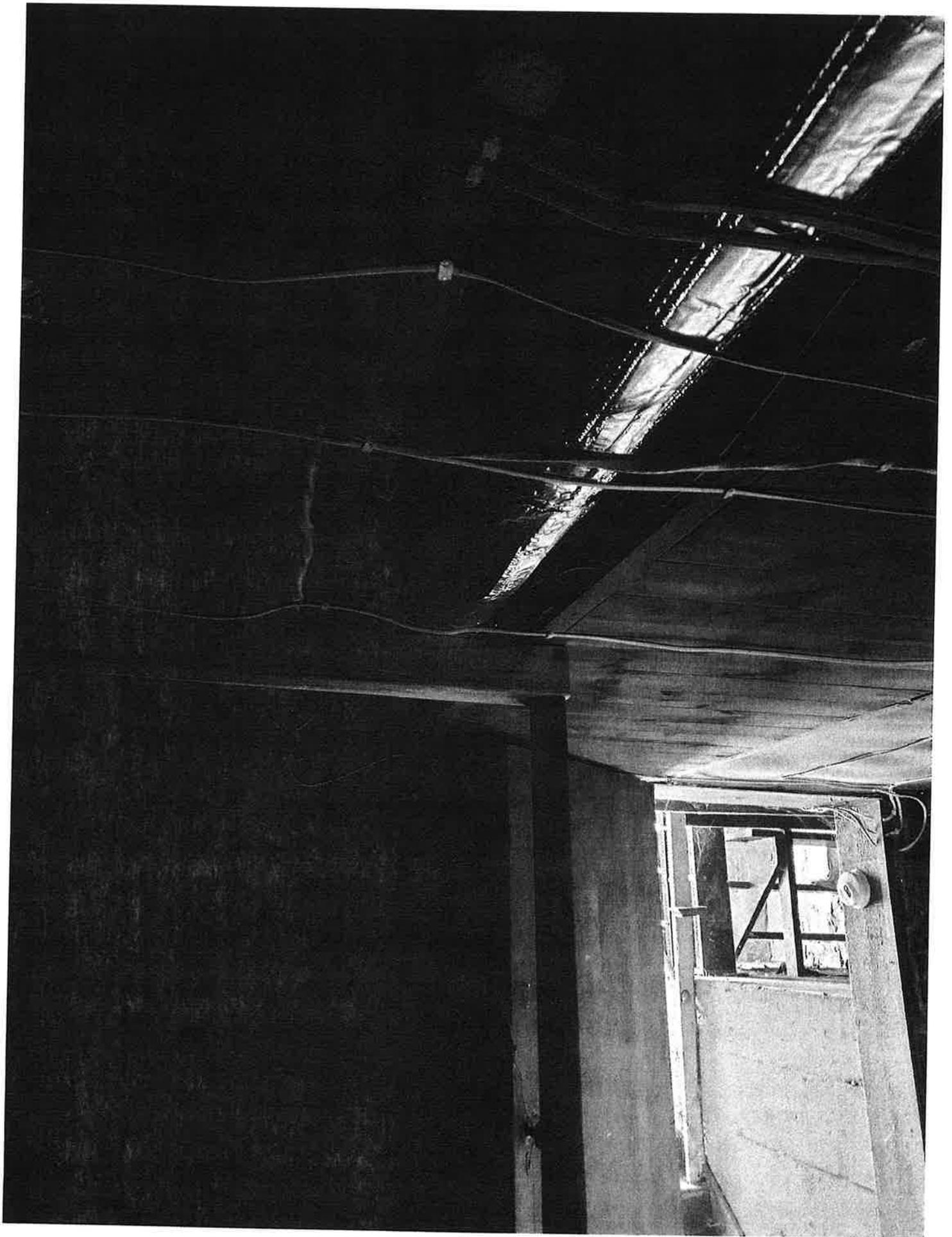


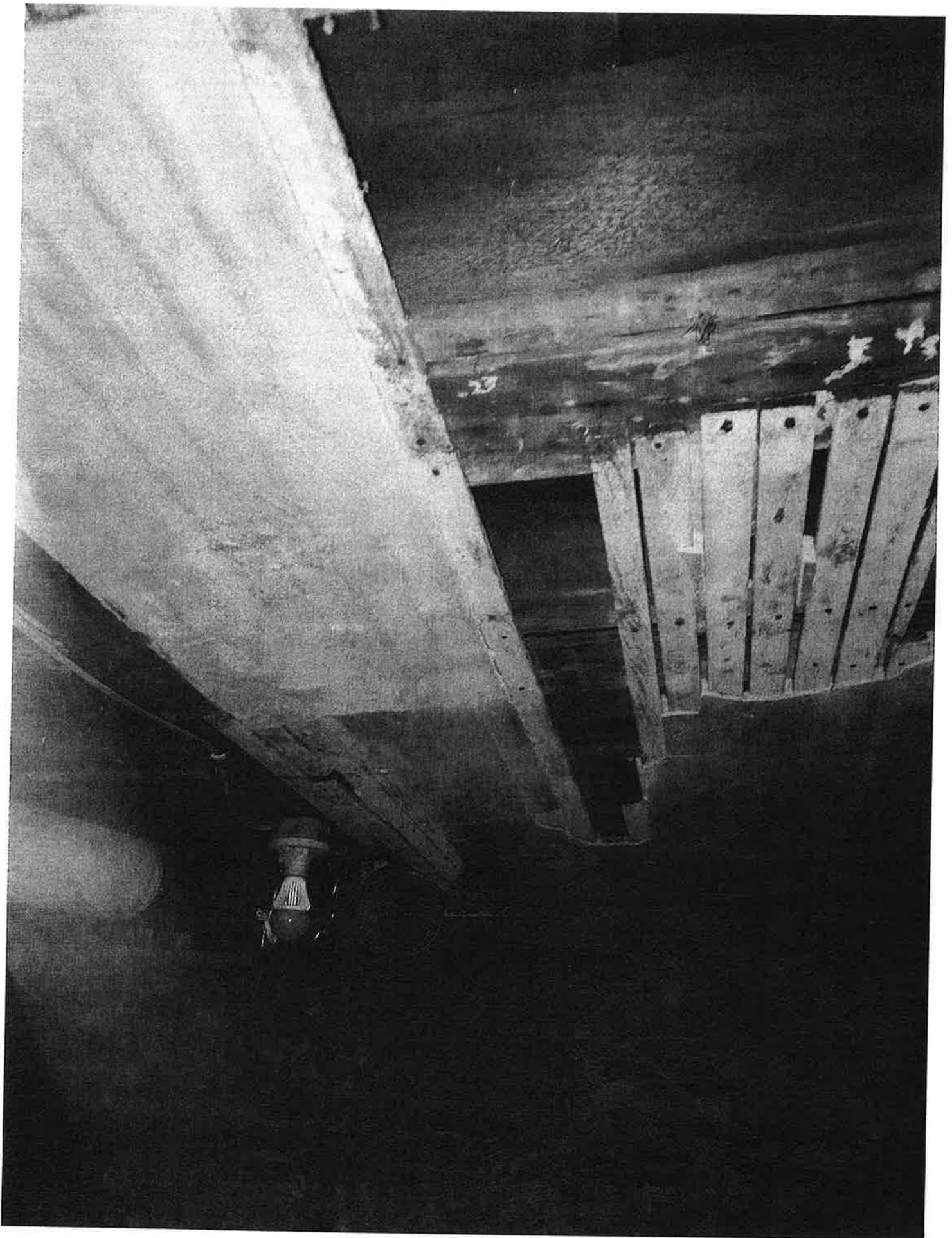


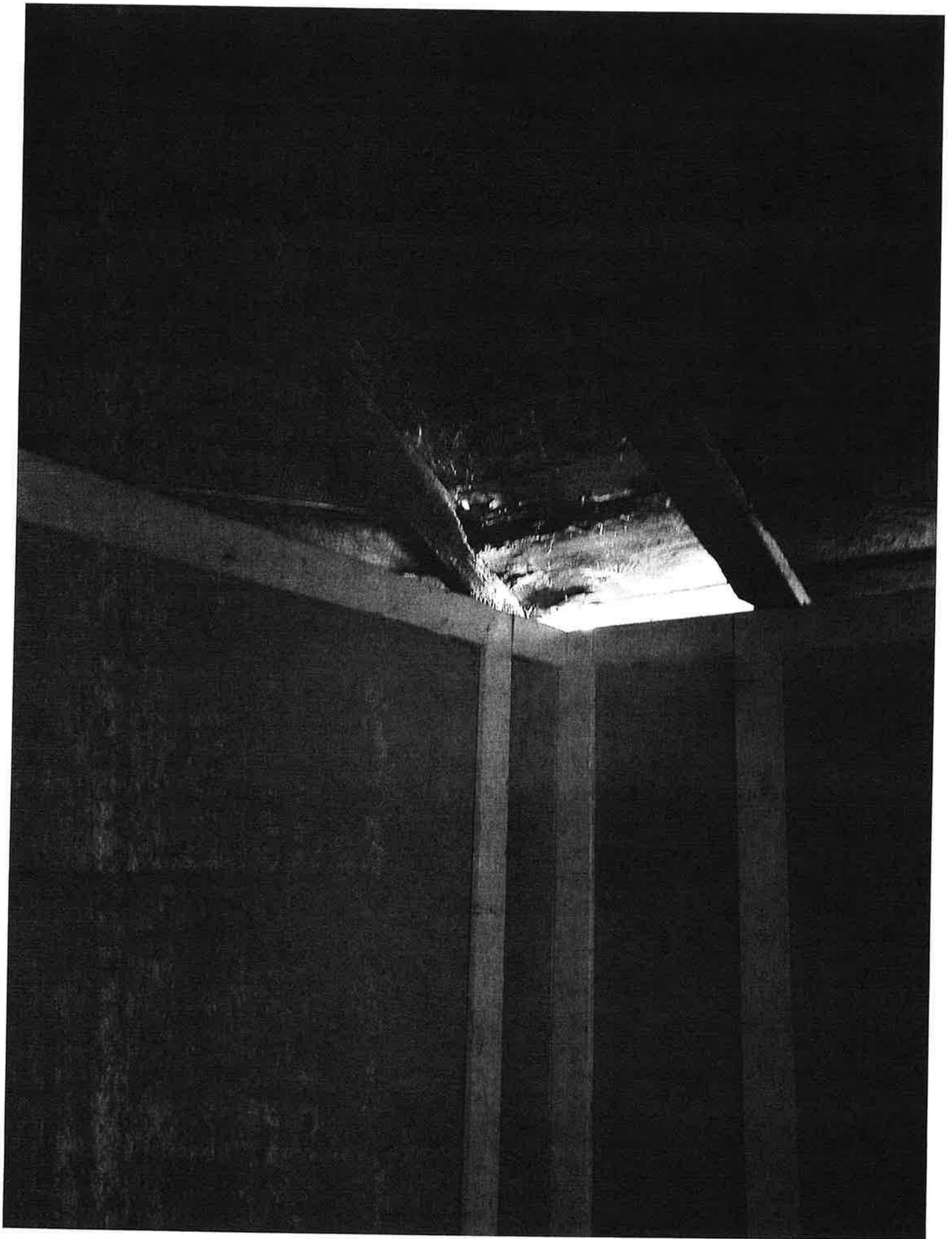


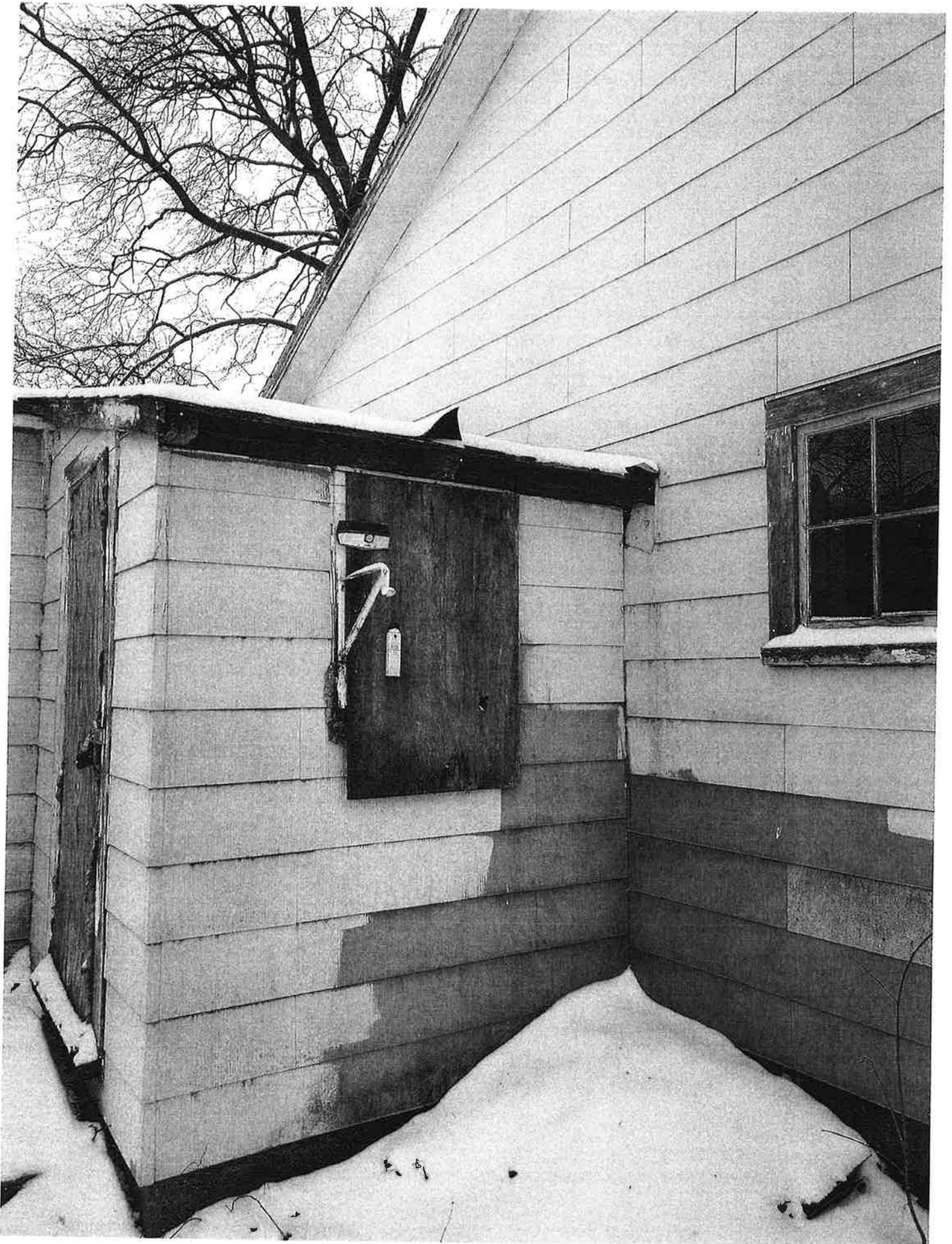














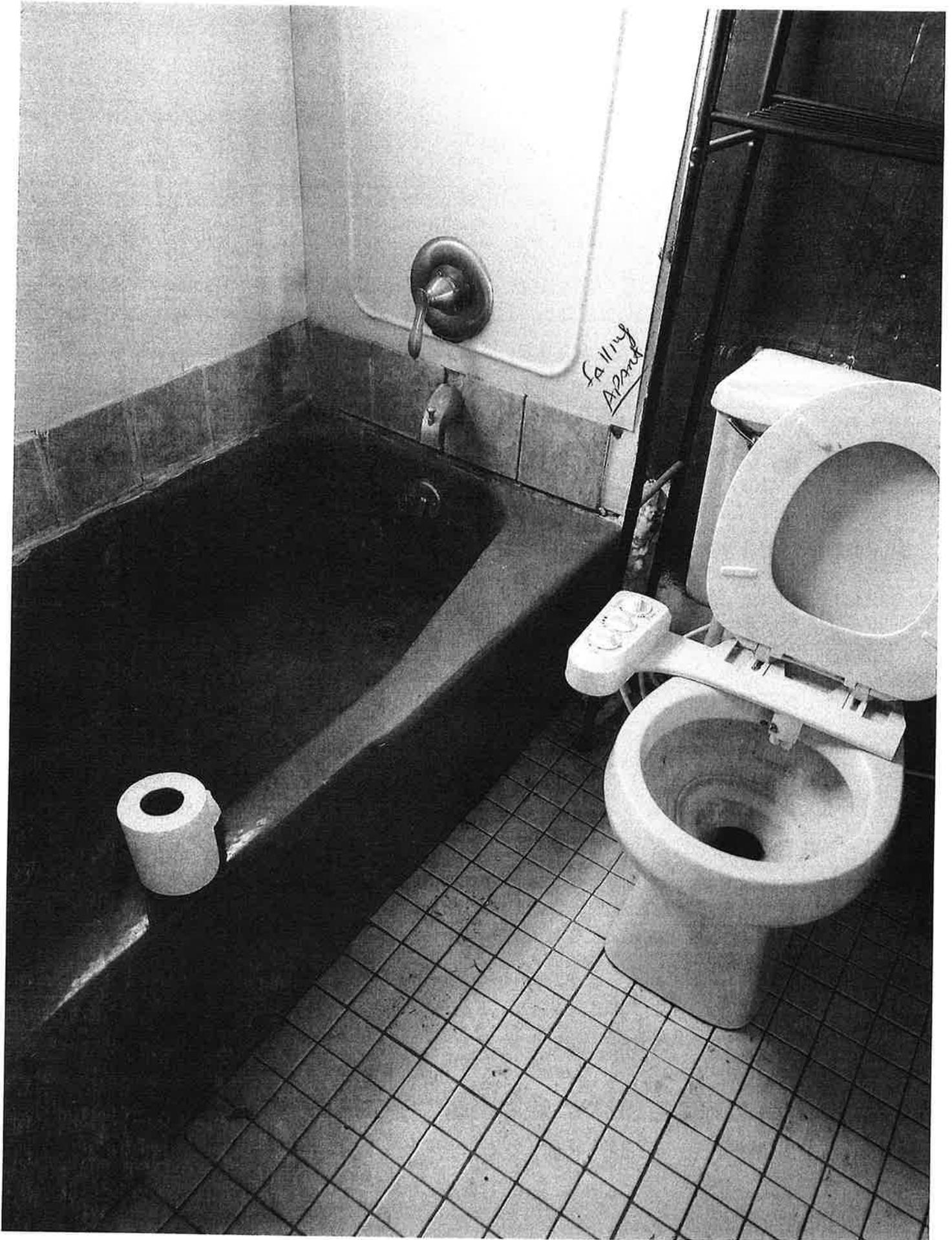


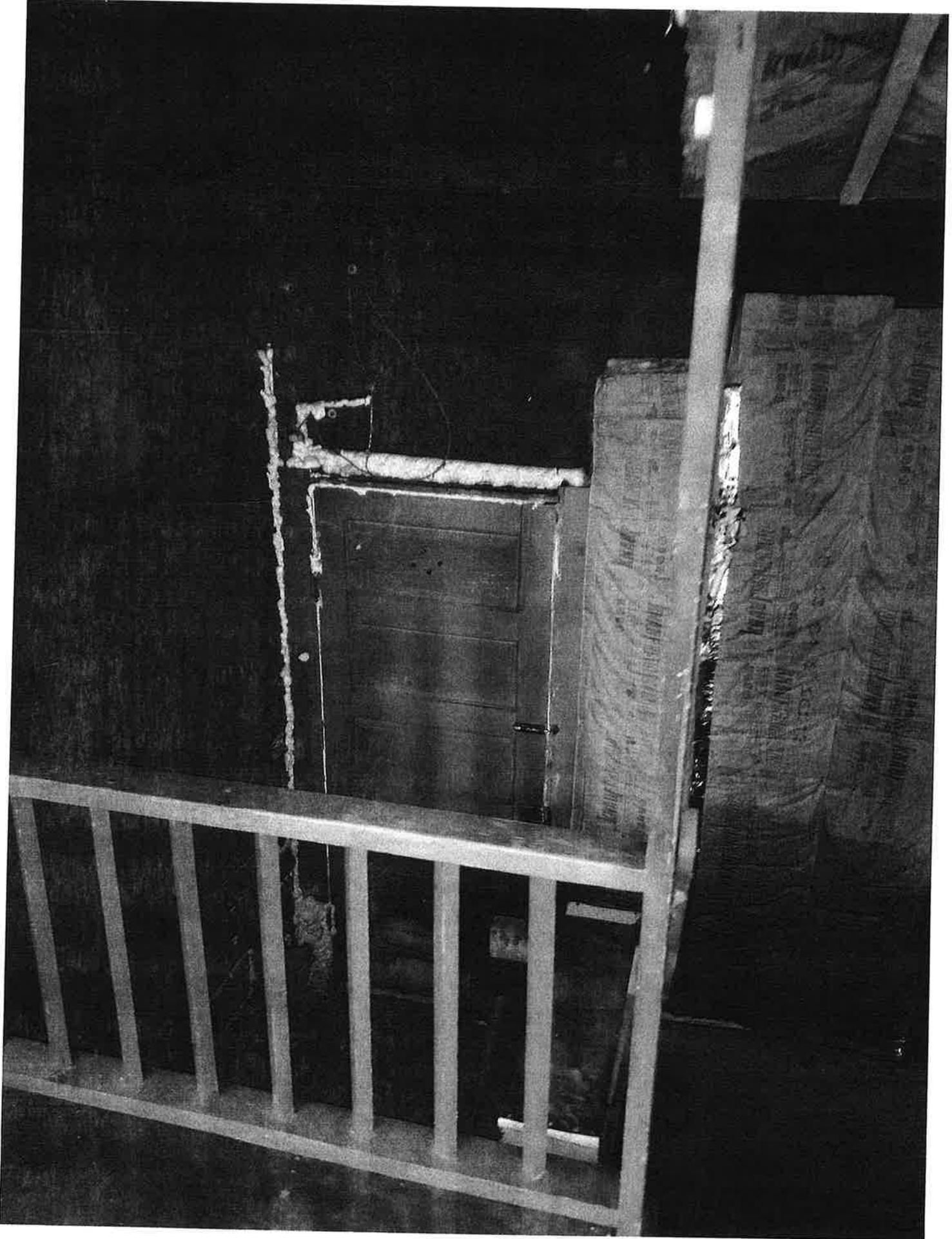
Kott on 2/10/21

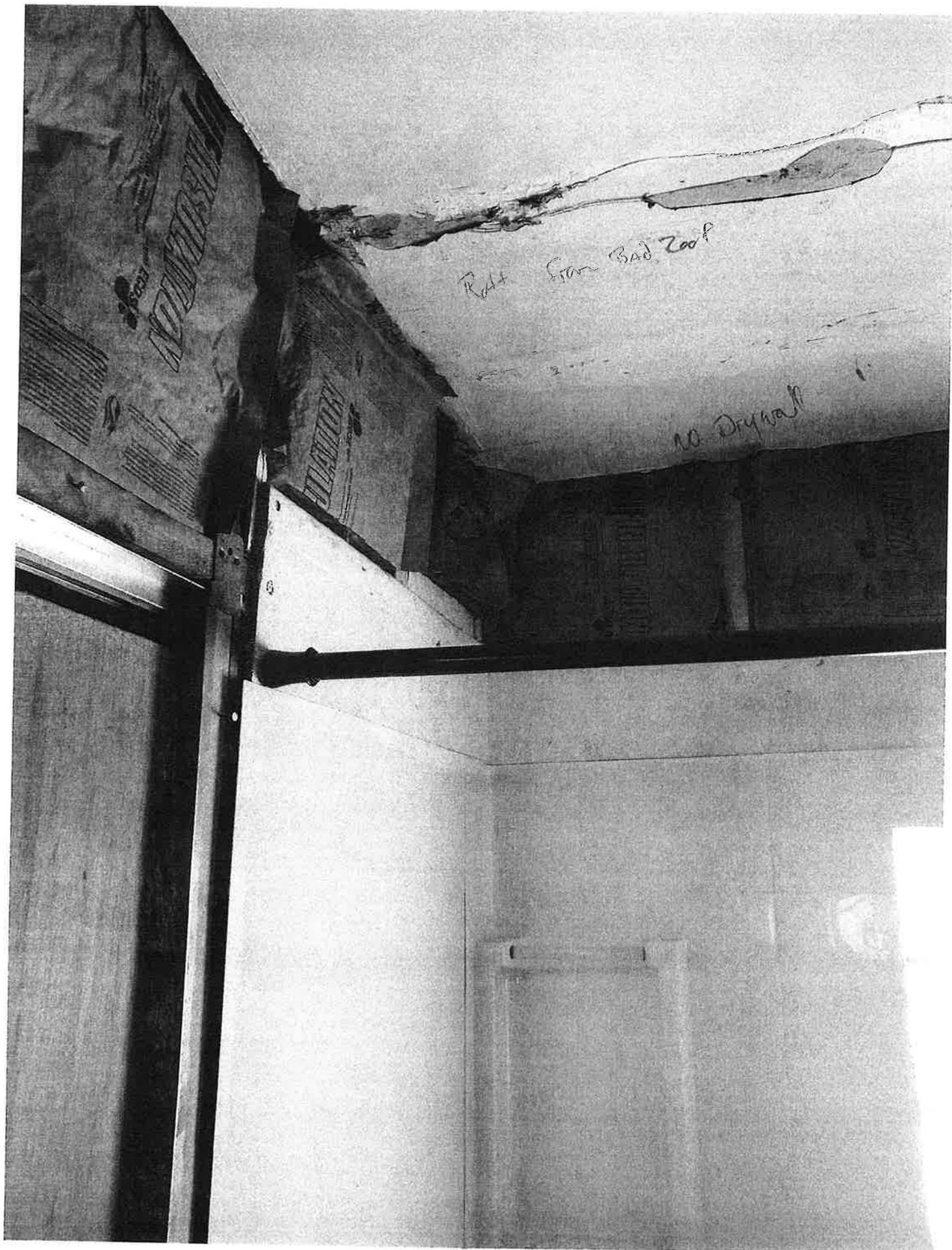


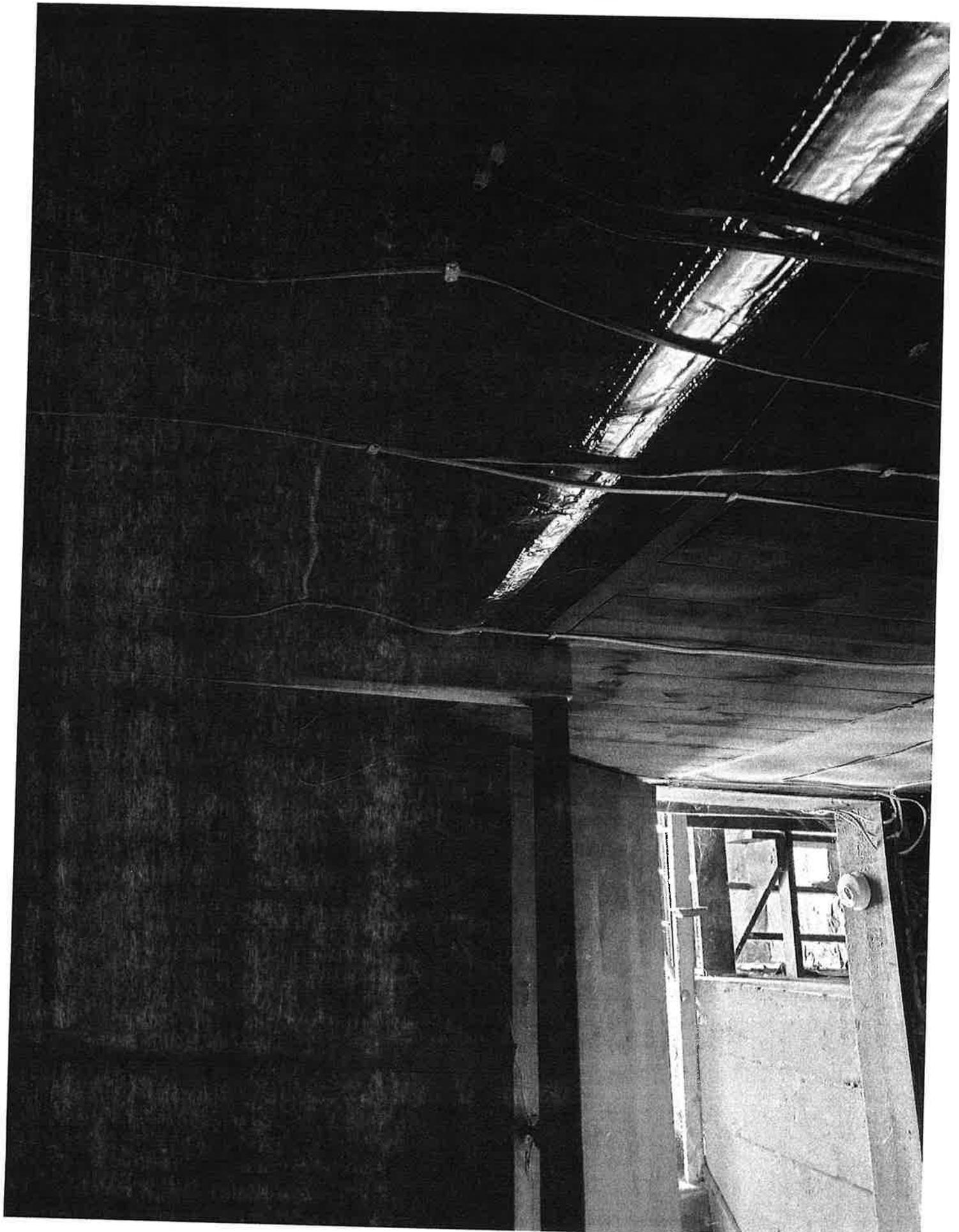
Risks more than 9.5"



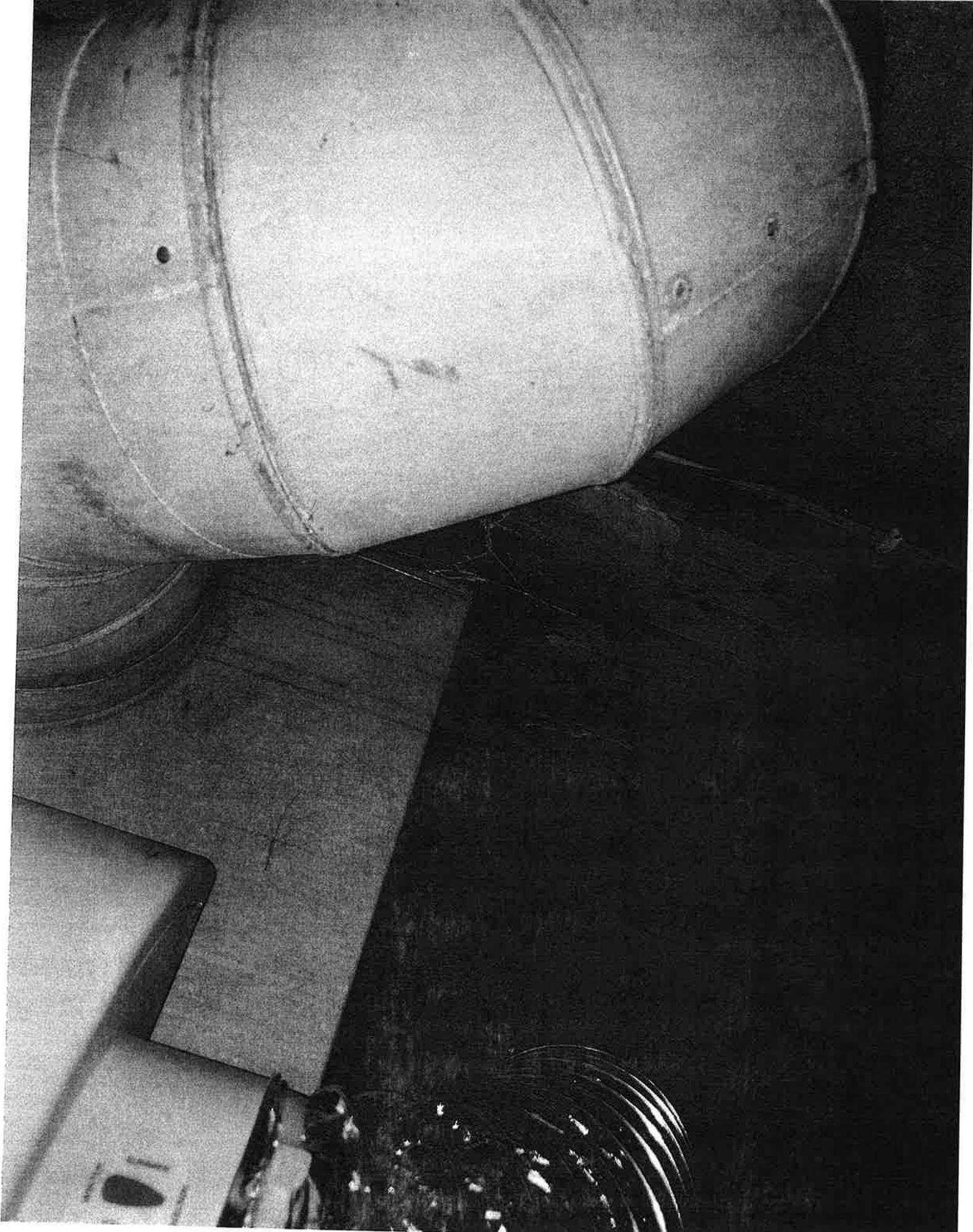
















DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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

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

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

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

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

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

- Date City sent notice to WHS _____

Permit to Demolish (check one):

Approved, Denied, or Approved with the following conditions:

Approved by: _____
HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>20 MILL</u>	Tax ID Number: 222 <u>065051</u>
Historic Property AHI Number: <u>85256</u>	Parcel Number: 6-27- <u>892</u>



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Steve Martaloni</u>	Historic Property Address: <u>20 mill st</u>
	Applicant Mailing Address: <u>206 W. Nichols St.</u>	Evansville, WI 53536
	Applicant Phone: <u>608-438-2312</u>	The following information is available on the property's tax bill:
	Applicant Email: <u>smartaloni@gmail</u>	Parcel Tax ID Number: <u>222 065051</u>
	If different from above, please provide:	Parcel Number: <u>6-27-892</u>
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	
		Historic Property Name: <u>None</u>
	Owner Phone:	AHI Number: <u>85256</u>
	Owner Email:	Contributing: <input checked="" type="radio"/> or N

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

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

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

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

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

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

SUBMITTED BY: _____

Owner or Applicant Signature

DATE: 3-16-21

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

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p>The house is rotting and is inhabitable - we intend on demolishing entire structure in order to replace with a new structure to increase the value of the parcel</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>No-</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p><i>See Attached</i></p>

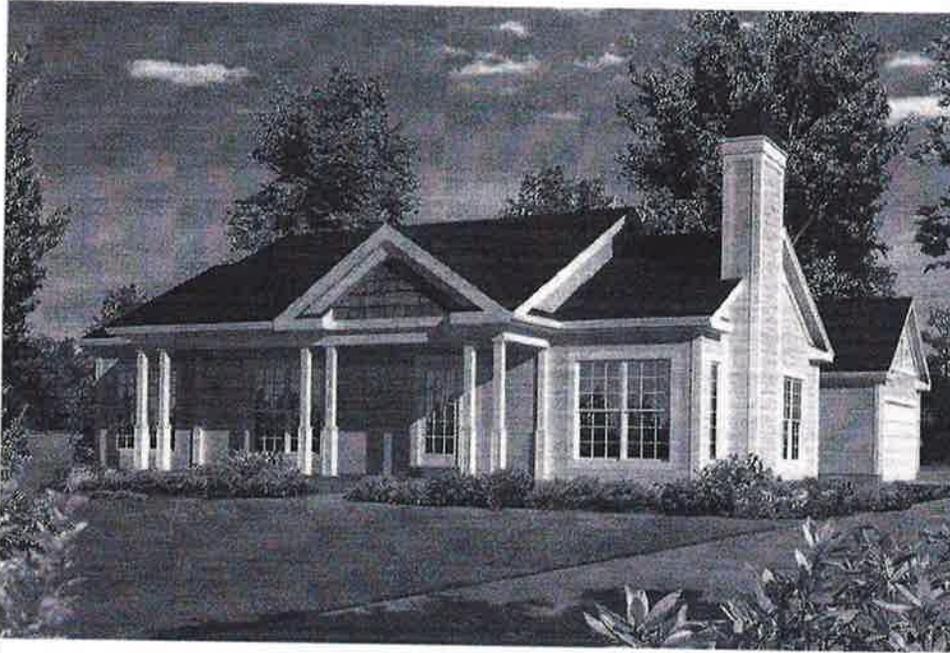
SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p><i>Minor. The property is a small 1000 sqft. one single level ft will be replaced with a 1300 sqft. single level</i></p> <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p><i>It will make the property livable</i> <i>Exterior TRIM will be replaced to match existing.</i> <i>Siding will or can be 8" to match existing.</i> <i>Shingles will match existing (Asphalt)</i> <i>Porch can look like existing.</i></p> <p>4C Have you submitted this project for state or federal tax credits? <i>No</i></p>

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

See Attached

EXHIBIT: _____

Plan 57-638



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



yes

Pricing

Plan Set

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

Foundation

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

Framing

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

Right-Reading Reverse

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

Additional Construction Sets

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

Audio Video Design

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

Construction Guide

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

Material List

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

House Features

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

Styles Classifications

Ranch	Cottage
Country	

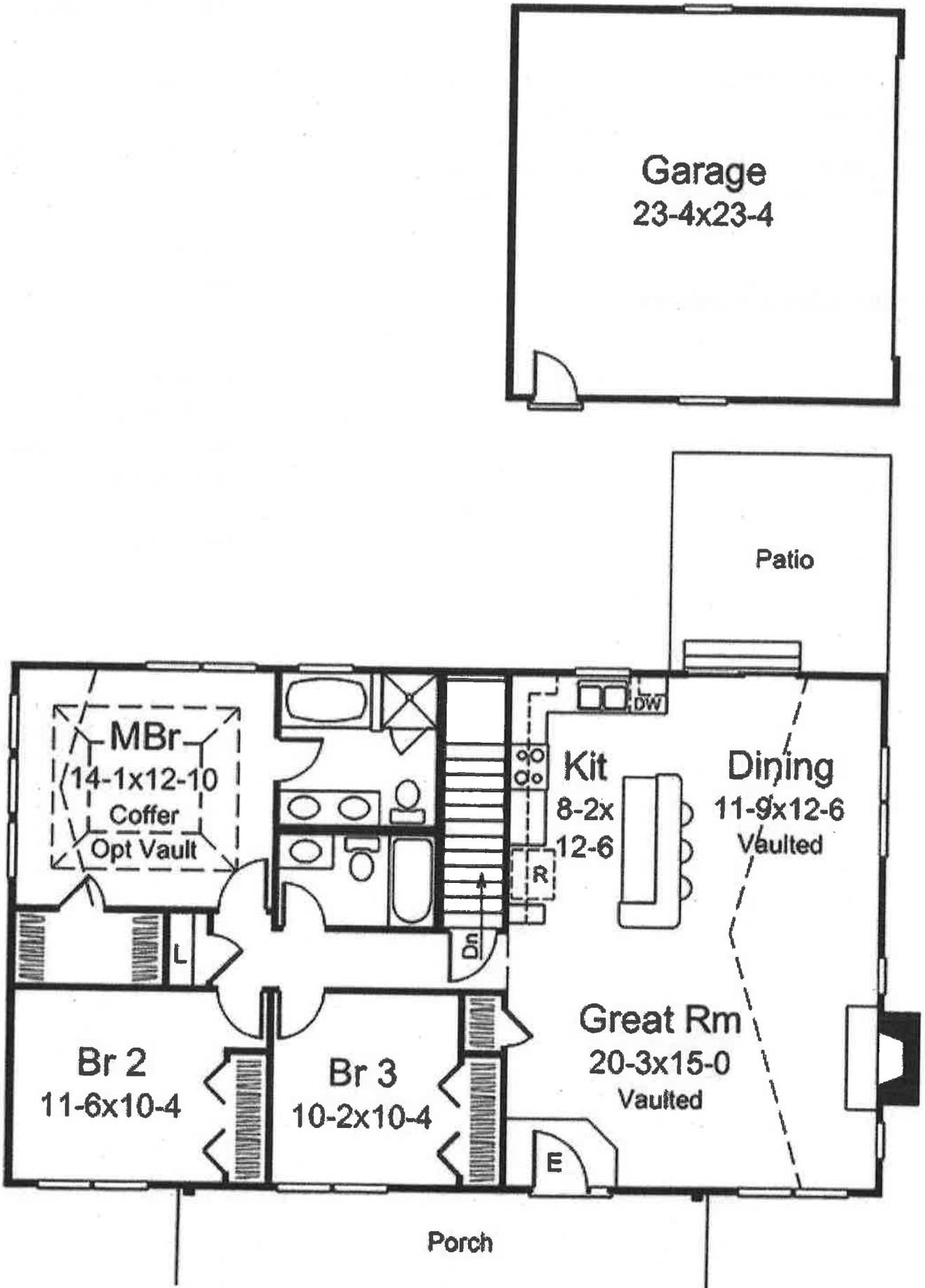
Specifications

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

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

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

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



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



Search...



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EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

20 MILL ST

Architecture and History Inventory

PRINT

EMAIL A FRIEND

FACEBOOK

TWITTER

MORE...



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85256**

PROPERTY LOCATION

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

County: **Rock**

City: **Evansville**

Township/Village:



City of Evansville

Guidelines for New Construction in Historic Districts

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

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

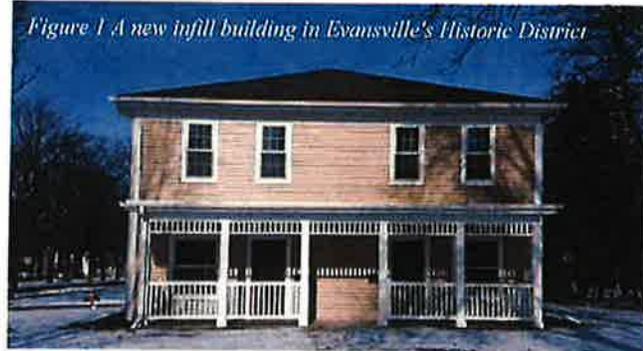


Figure 1 A new infill building in Evansville's Historic District

Steps for constructing a new building in a historic district:

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

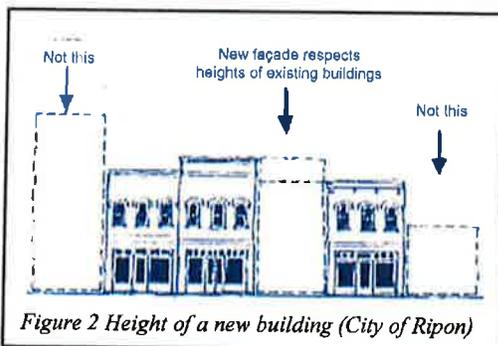


Figure 2 Height of a new building (City of Ripon)

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

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

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

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

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

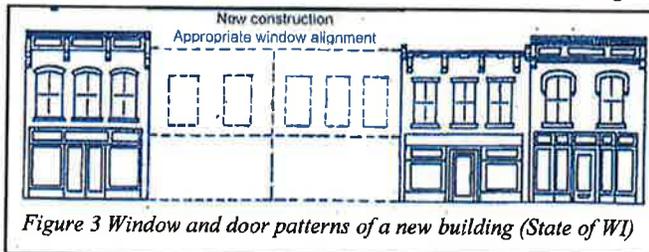


Figure 3 Window and door patterns of a new building (State of WI)



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

City of Evansville

Guidelines for New Construction in Historic Districts

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

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

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

(Code 1986, § 17.44(3))"



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



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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

Historic Property Address: <u>20 MILL</u>	Tax ID Number: 222 <u>066051</u>
Historic Property AHI Number: <u>85256</u>	Parcel Number: 6-27- <u>892</u>



Evansville Historic Preservation Commission

Evansville, Wisconsin 53536

"District on the National Register of Historic Places"

Historic Marker Criteria

QUALIFYING CRITERIA

1. The structure shall be located within the City of Evansville.
 - a. The Commission believes that all structures, not only those within the Historic District, should have the opportunity to be nominated.
2. The original structure shall have been constructed prior to 1915. If the date of construction is in question, the nominee shall provide proof of construction date upon request of the commission (ie., tax records, city records, deeds, redorded documents.)
3. The structure can be for either residential and/or nonresidential use. The Commission wishes to consider all structures regardless of their purpose.
4. The owner of the structure must be willing to execute a restrictive covenant.
 - a. It is the belief of the Commission that the execution of a restrictive covenant is good faith evidence of the receipient's willingness to abide by the criteria. Failure of the receipient to meet the standards may result in withdrawl of the marker.

SELECTION CRITERIA

1. The structure should have some exceptional architectural significance.
 - a. In analyzing the architectural significance, consideration shall be given to any uniqueness of construction, method or materials, craftsmanship utilized, identity of builder or architect, whether the structure has distinguishing characteristics, or if it is a valuable example of a particular period or style. Care should be utilized to obtain representative structures of various styles and to consider various modifications of styles.
2. The structure shall have historical significance to the City of Evansville.
 - a. Historical significance may include identification with historic persons, important events of national, state or local history or have social, cultural or political imprortance.

Historic Marker Criteria-2

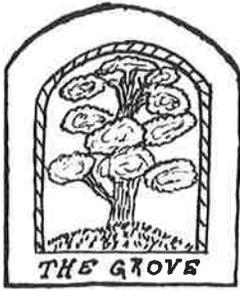
3. The structure shall be in a well maintained condition.
 - a. One of the purposes of the historic marker is to encourage recipients to keep their structures maintained as this adds to the beautification of the City and the overall significance of the district and related structures.
4. Modification, if any, from the original structure shall be integrated with the original design or architectural style.

NOTE: The qualifying criteria must be met without exception.

The selection criteria will be weighted in the following manner:

1. 40 points
2. 10 points
3. 25 points
4. 25 points

To qualify for nomination a structure must receive an overall average of 55 points.



Evansville Historic Preservation Commission

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DECLARATION OF RESTRICTIVE COVENANT

This Declaration is made between the Historic Preservation Commission of Evansville, Wisconsin, hereinafter referred as HPC and _____, hereinafter referred to as Landowner. Whereas, HPC and Landowner desire to preserve the historic and architectural integrity of the Historic District of Evansville, Wisconsin, this Declaration is jointly made as follows:

1. That HPC is a duly formed commission by the City Council of Evansville, Wisconsin.

2. That the legal description of the property affected is as follows:

3. That Landowner is the owner in fee simple of the described property.

4. That the structure(s) upon the described property is/are believed to have architectural or historic significance to the City of Evansville, and HPC has determined that a plaque signifying this historic architectural significance should be placed upon the structure(s).

5. That in consideration for the receipt of this plaque, Landowner agrees to maintain the structure(s) in its/their existing condition and agrees that no structural

Declaration of Restrictive Covenant-2

changes or additions shall be made to any of the buildings on said property until an application therefor has been made to and written approval has been obtained from HPC.

6. That the plaque remains the property of HPC and may be reclaimed by HPC at any time Landowner is found to be in violation of these restrictive covenants.

7. That Landowner agrees to display the plaque prominently upon the structure so that it is visible when viewing the premises from the street.

8. This declaration shall run with the land and shall be binding upon all owners of property covered by this document for a period of 20 years from the date this document is recorded, after which time shall automatically stand renewed by successive ten year periods. These restrictions can be amended or changed at any time, in whole or in part, by a recordable instrument signed by the current owner of the property and HPC. The parties stipulate that the time periods set forth in this statement are reasonable given the purpose of preserving and nurturing the historic character of the structure(s) involved.

9. Invalidation of any one of these conditions, covenants, restrictions or any severable part, by judgment or court order, shall in no way affect any of the other provisions, which shall remain in full force and effect.

5/11/2021

Mr. Dan Stephans
Mayor Bill Hurtley,

Hello,

I am writing today to resign from the Evansville Historic Preservation Commission effective immediately.

Since appointed to the commission by Mayor Sandy Decker a number of years ago, I have thoroughly enjoyed being a member of the commission, and am pleased and excited to have watched historic preservation in Evansville continue to grow.

My wife, Andrea, and I first came to Evansville in 2007. We purchased our first home together, which at that time, was only 96 years old. Our historic home has been a labor of love, and the knowledge we have gained from fellow commission members, and the state and national historic societies has been invaluable in helping us maintain and preserve it.

After 14 years, four children, and an exciting new opportunity, we will be regrettably leaving Evansville and our 110 year old home, and moving to a community in central Wisconsin. Notably, we have purchased a 111 year old property, and will again begin fixing it up. I'm sure I will be leaning on my friends I have made on the commission for help in the future!

Thank you for this opportunity to help preserve the incredible collection of history in Evansville.

If I can ever be of assistance to you in the future, please do not hesitate to contact me.

Respectfully,

Matthew Koser

