

## NOTICE

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

### City of Evansville **Historic Preservation Commission**

Special Meeting

Wednesday, September 4th, 2024

**Multipurpose Room, Eager Free Public Library, 39 W Main Street, Evansville, WI 53536**

6:00 p.m.

### REVISED AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Civility reminder
5. Citizen appearances
6. Action Items
  - A. 18 E Main – Roof/Shelter for Outdoor Stage (HPC-2024-29)
7. Discussion Items
8. Report of the Community Development Director
9. Correspondence, Comments and Concerns
10. Next Meeting Date: September 18<sup>th</sup>, 2024, 6:00 p.m.
11. Motion to Adjourn.

*-Dan Stephans, Historic Preservation Chair*





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Kelly Hickman</i>	<i>18 E Main</i>
	Applicant Mailing Address:	Evansville, WI 53536
	—	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <i>608 553 3079</i>	Parcel Tax ID Number: 222 <i>001005</i>
	Applicant Email: <i>khickman222@gmail.com</i>	Parcel Number: 6-27- <i>0</i>
	<b>If different from above, please provide:</b> - <i>owner</i>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name: <i>Hop Garden/</i>	
	Owner Address: <i>Farnsworth</i>	
		Historic Property Name:
Owner Phone:	AHI Number:	
Owner Email:	Contributing: <input checked="" type="radio"/> Y or N	

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

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

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

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

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

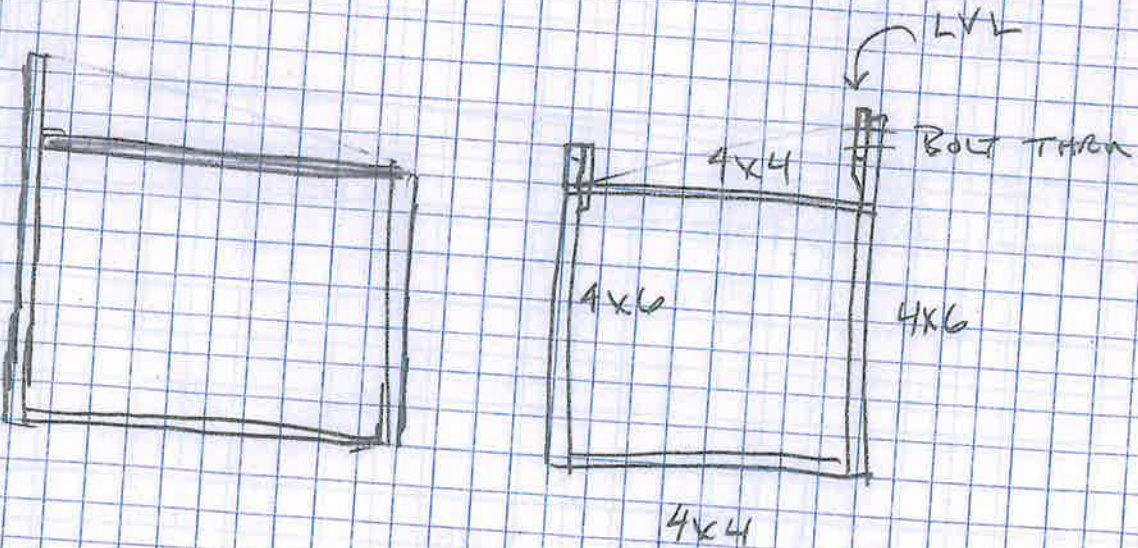
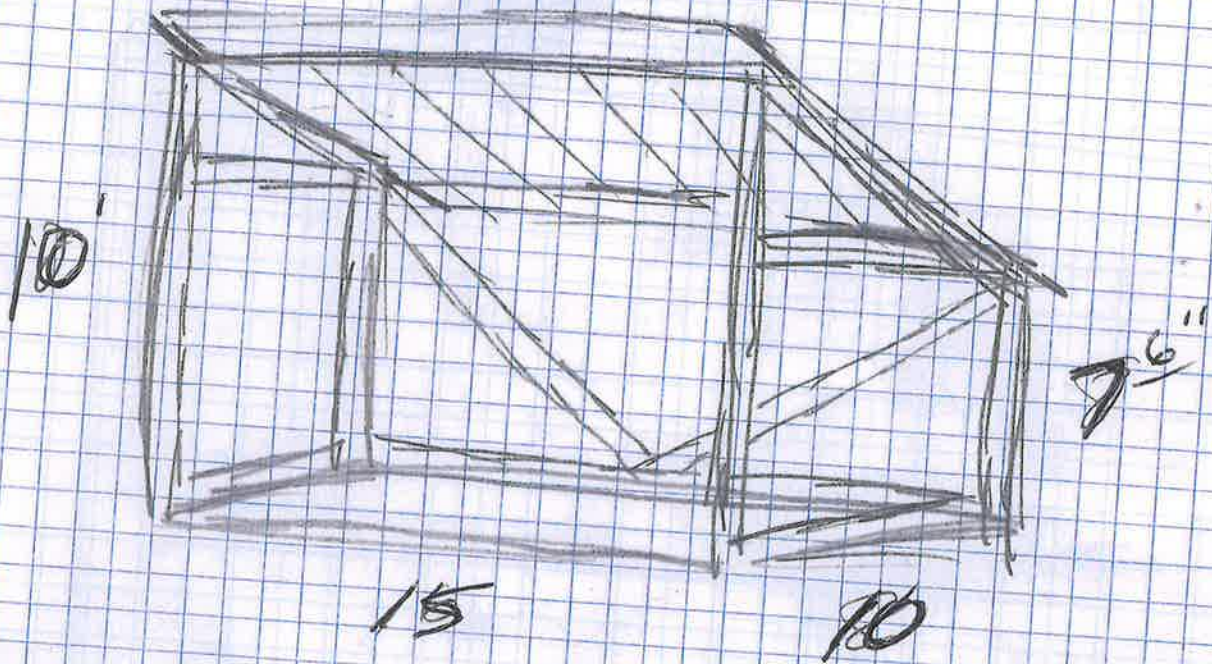
Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

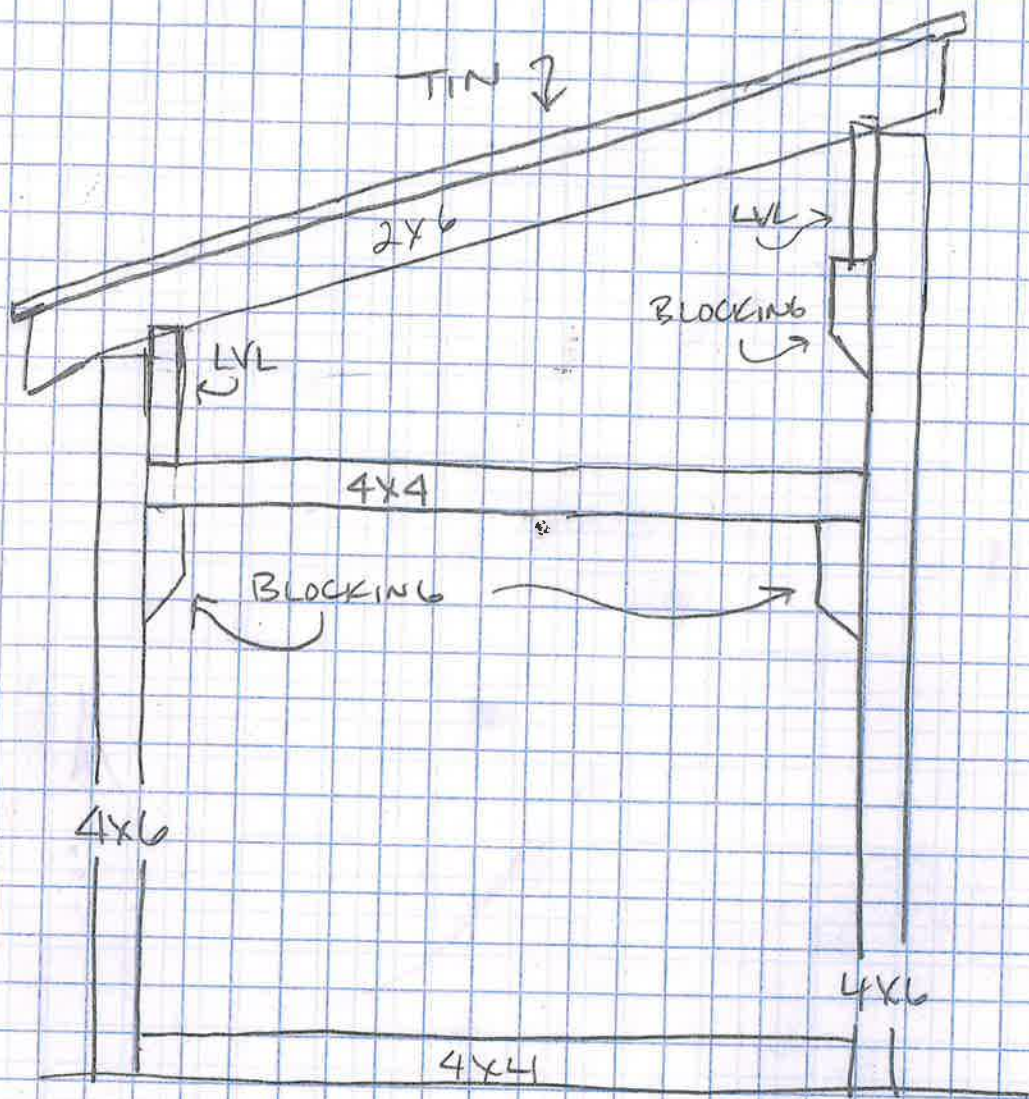
SUBMITTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner or Applicant Signature

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

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> 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>LOCATED AT BACK OF PROPERTY - Pitched ROOF - TIN                      OPEN AIR CONCEPT (NOT VISIBLE FROM STREET)                      10' TALL X 15' WIDE</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><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p> <p style="text-align: center;">No</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p style="text-align: center;">N/A</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p style="text-align: center;">NO - NON PERMANENT STRUCTURE</p>
	<p><b>4B</b> 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 <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> 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 style="text-align: center;">THIS WILL BE A UNDISTURBED STRUCTURE                      LOCATED AT REAR OF PROPERTY &amp; WILL NOT                      AFFECT CHARACTER OF HISTORIC BUILDING</p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	





## Stage 1 At Paoli

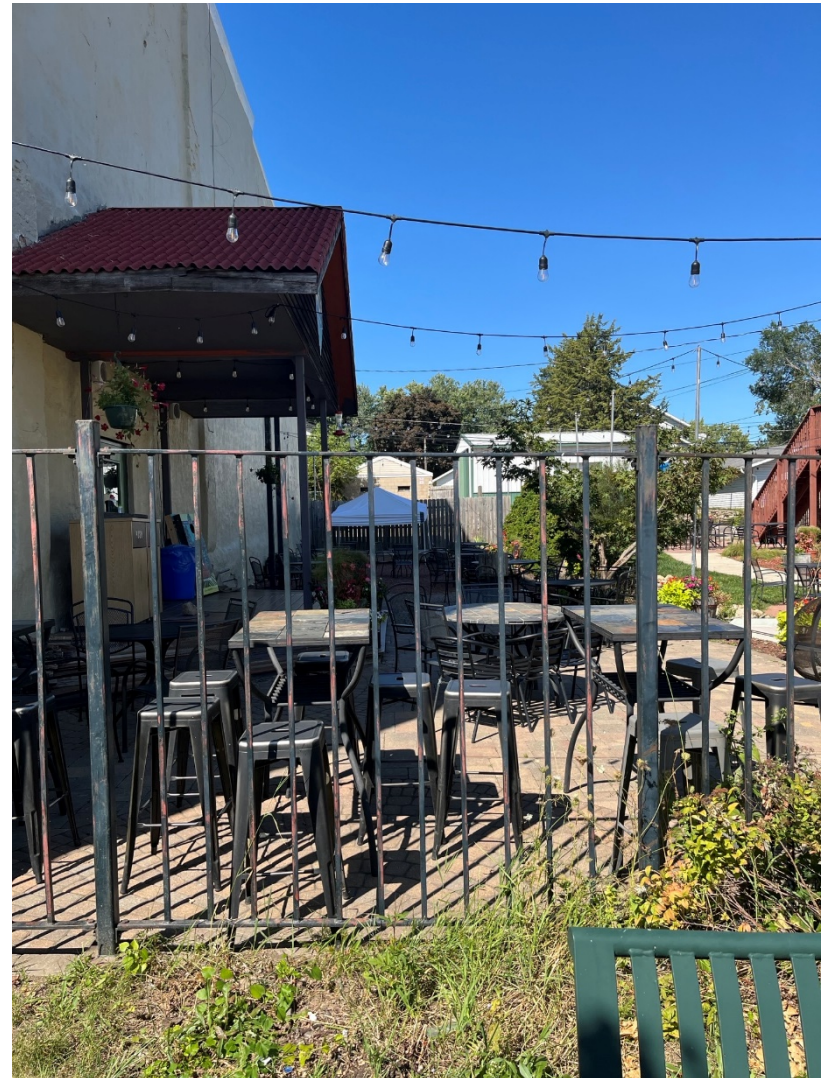




## Stage 2 At Paoli









**City of Evansville Historic Preservation Commission**  
**Regular Meeting**  
**Wednesday September 27, 2017 6:30 p.m.**  
**City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

1. **Call to Order**, Chair Dan Stephans at 6:30 pm
2. **Roll Call:**

<b>Members</b>	<b>Present</b>	<b>Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P		Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P		Applicants James and Nancy Hurley
Secretary Betsy Ahner	P		
Ald. Gene Lewis	P		
Matt Koser	A		
Cheryl Doerfer	P		
Steve Christens	P		

3. **Motion to approve the agenda:** Motion by Culbertson with a recommendation that application #7E be considered first, seconded by Christenson. Approved unanimously.
4. Motion to waive the reading of the minutes from the August 16, 2017 meeting and approve them as printed, by Christenson, seconded by Culbertson. Approved unanimously.
5. **Civility Reminder.** Stephans noted the City's commitment to civil discourse.
6. **Citizen appearances other than agenda items listed.** None.
7. **Applications**
  - A. **18 E. Main St.** – New Outdoor Serving Area (Application HPC-2017-24) The applicants, owners of Mama Rita's Pizzeria, would like to build a self-standing patio bar on the east side of their building. It would not be attached or anchored to the building. Motion by Doerfer, second by Culbertson to approve the application. Approved unanimously.
  - B. **26 W. Main St.** – New Signage (Application HPC-2017-26) The applicant, Matt Martinson, would like to add a new sign to the side of his marquee. Sergeant explained that it meets the requirements of the sign ordinance. Motion by Culbertson, second by Christens to approve the application. Approved unanimously.
  - C. **126 Garfield St.** – Replace Windows and Gutters (Application HPC-2017-28) Commission members reviewed the application and the photos provided by the applicant. Motion by Lewis, second by Culbertson that the application be approved with the stipulation that the profile of the replacement windows match the profile of the original windows. Approved unanimously.
  - D. **13 W. Main St.** – Replace Signage (Application HPC-2017-29) Sergeant explained that the proposed sign meets the requirements of the sign ordinance. Motion by Culbertson, second by Christens to approve the application. Approved unanimously.

- E. 223 W. Main Street – Replace Screened Porch (Application HPC-2017-30). Applicants James and Nancy Hurley were present to explain the work to be done. They are renovating their kitchen and at the same time removing and rebuilding a screened porch at the rear of the home. They would like to enlarge a small window and shift a door and window on the south side. All plans have been developed by Associated Housewrights of Madison and they will match the current house lines. Motion by Culbertson, seconded by Christens to approve the application. Approved unanimously.

**8. New Business**

- A. There is no new business.

**9. Old Business**

- A. Continuation of discussion of protection of individual properties – Stephans reported that he had received a sample copy of an application from the Madison Landmarks Commission. He would like to propose that we create applications for properties to be:
- 1) Recognized as city landmarks but be provided no protection
  - 2) Recognized as city landmarks and be provided with the same type of protection as buildings located in a historic district. This would not provide a financial benefit to the owners but would be similar to placing the property into a conservancy. The properties would not be eligible for tax credits unless listed on the National Register of Historic Places.
- B. Lake Leota Park – no progress on the scoreboard. 100 linear feet of the creek bed wall is being rebuilt this year. Concrete pads are being installed for the disk golf.
- C. Update regarding 15, 17 and 19 E. Main St. – A new red brick wall is being installed to protect the existing wall from moisture.

**10. Report of the Community Development Director.**

- A. Staff Issued certificates of appropriateness have been issued for and new roof at 20 N. 1<sup>st</sup> St. and a roof and gutters at 239 W. Liberty St.
- B. Other updates.**
- i. 15 Mill St. – Request to demolish a contributing structure – nothing new to report
  - ii. Historic District Signage – 6 signs have gone up to label the Historic Districts at major entry points. This is a 3 year project to sign all the intersections and funding will come out of the HPC budget.

**11. Correspondence, Comments and Concerns**

- A. Stephans reported that he has asked for work to be done on the Baker Building Museum to repair a wrinkle in the fascia that is allowing water to drip down. Also it may be necessary to have a sealant put on the building to protect the brick. When the carpeting was taken out of the Antes Cabin, boards in front of the door needed replacing. During the repair process it was found the boards underneath had green paint and may have been the original floor. Stephans asked if anyone knew why the original floor was covered over. Culbertson felt the original floor was not in good shape and had been repaired in that way so the building could be used.

- 12. Motion to Adjourn at 7:18 pm. Motion by Culbertson, seconded by Christens. Approved unanimously.**

**Next Meeting Dates: Wednesday 11/16/2016 and Wednesday 12/20/2017**



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

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

**Certificate of Appropriateness Decision Criteria:**

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

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

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

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**Certificate of Appropriateness is hereby:**

- Approved**
- Not approved**
- Approved with conditions:**

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

**Date:** 9-27-17

**HISTORIC PROPERTY INFORMATION**

Historic property address: <u>18 E MAIN ST.</u>	Parcel Number: <u>6-27-6</u>
<b>AHI #: 84974</b>	<b>TAX ID: 222001005</b>



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, PO Box 76, Evansville, WI 53536

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant name: <u>Mano Rtas PIZZERIA</u>	Date received: <u>8/31/17</u>
		<u>222 001 005</u>
	Historic property AHI number: <u>84974</u>	Parcel Number: <u>6-27-0</u>
	Historic property address: <u>18 E. MAIN ST</u>	Phone:
		Email:
	Owner name (if different from above): <u>BREL ARDISON</u>	Owner Phone (if different):
	Owner address (if different from above): <u>217 N 6TH ST</u>	Owner Email (if different):

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

- Application Form with attachments (as outlined in Section 5):**
  - Clear photo(s) of any portion of the property that will be affected by the work
  - Historic photograph (if available)
  - Exterior elevations or sketches of existing conditions and proposed work
  - Samples or specifications of proposed materials
  - Site plan (if applicable)
- Sign Application (if applicable)

**All applications for HPC review are to be submitted ten (10) days prior to the HPC meeting. The HPC typically meets on the third Wednesday of each month at 6:30pm in City Hall. Applicants are encouraged to appear in person or by authorized representative.**

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

SUBMITTED BY: [Signature] DATE: 7-20-17  
Owner/Applicant Signature



SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please Check all boxes that apply and provide more detail in Sections 3 and 4
Work Category		Work category details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> shingles only <input type="checkbox"/> soffit, fascia, or trim work <input type="checkbox"/> matching existing materials <input type="checkbox"/> change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (Wood, cement board, etc.) <input type="checkbox"/> Use modern materials (Plastic, Vinyl aluminum, etc.)
<input 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"/> New Construction	<input type="checkbox"/> addition <input type="checkbox"/> new building <input type="checkbox"/> façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features
<input type="checkbox"/> Signage and Exterior Lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Please also complete and attach a sign application.</u></b> <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 type="checkbox"/> New modern Materials <input type="checkbox"/> Match Existing Materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> <u>SMALL TIKI BAR</u>

SECTION	PROPOSED WORK SUMMARY
3	<p>For each Item that was checked in Section 2, please summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p>
	<p style="text-align: center;">CONSTRUCTION OF A SELF STANDING PATIO BAR</p>

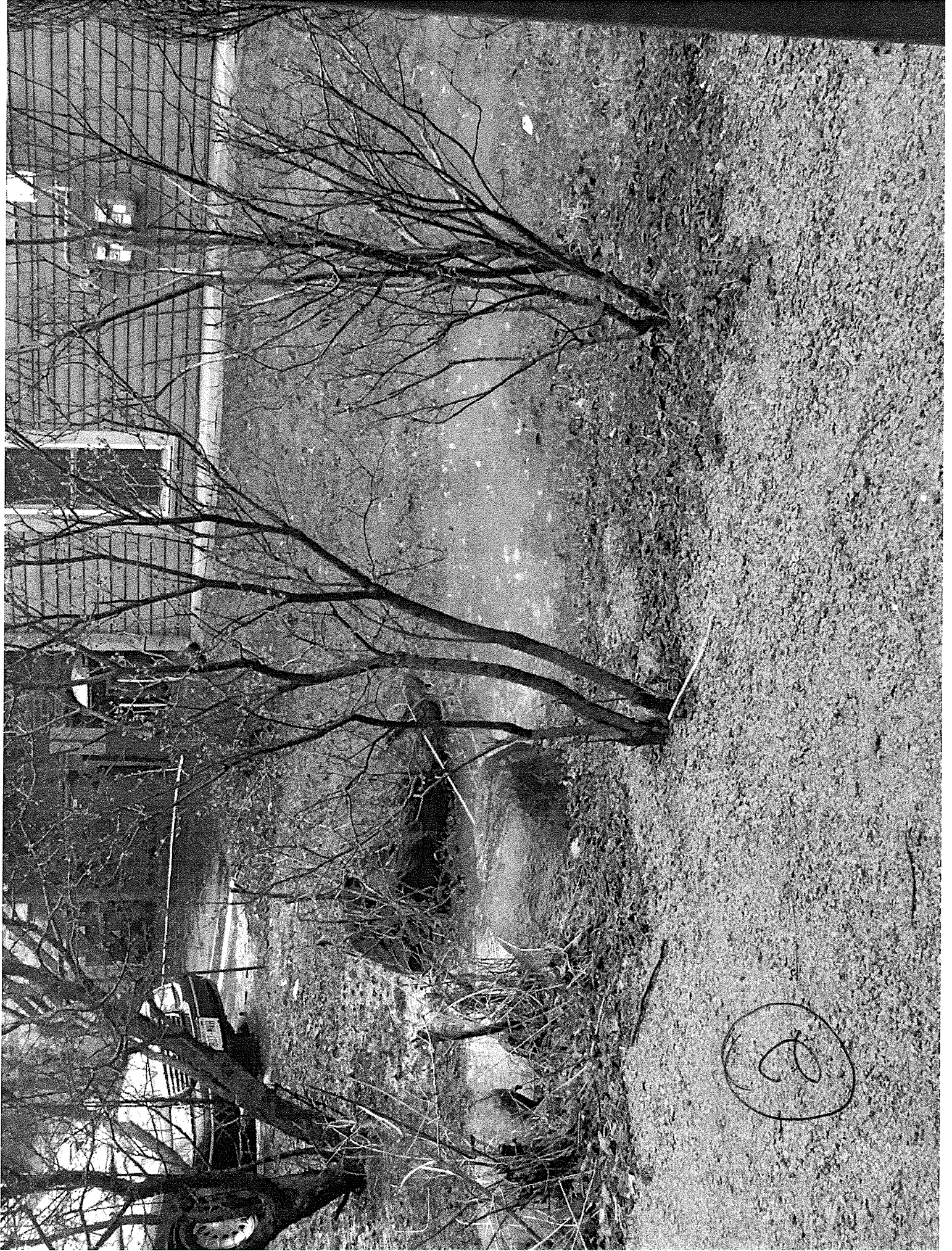
SECTION	SUPPLEMENTAL QUESTIONS
4	<p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p style="text-align: center;">NO</p>
	<p>Please describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (<a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)  <b>Adherence to the Standards and Guidelines will help assure your property will be eligible for the certification required for available state and federal tax credits.</b></p>
	<p style="text-align: center;">N/A. THE STRUCTURE IS NOT ATTACHED OR ANCHORED. NOT PERMANENT.</p>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Clear photo(s) of any portion of the property affected by the work</li><li><input type="checkbox"/> Historic photograph (if available)</li><li><input type="checkbox"/> Exterior elevations or sketches of existing conditions and proposed work</li><li><input type="checkbox"/> Samples or specifications of proposed materials</li><li><input type="checkbox"/> Site plan (if applicable)</li><li><input type="checkbox"/> Additional attachments that may assist in understanding the proposed work</li></ul>
<p>(Photos attached)</p> <p>EXHIBIT: <u>1-5</u></p>	

LPC-2017-24

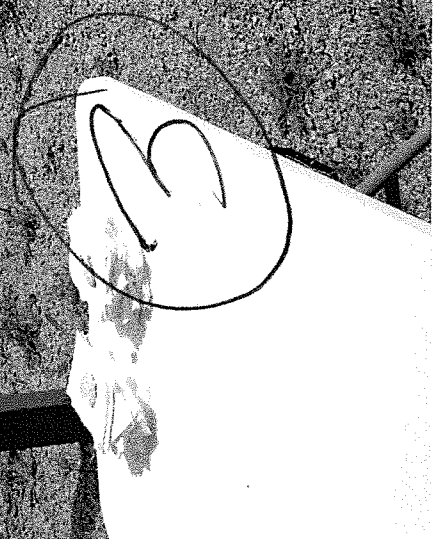
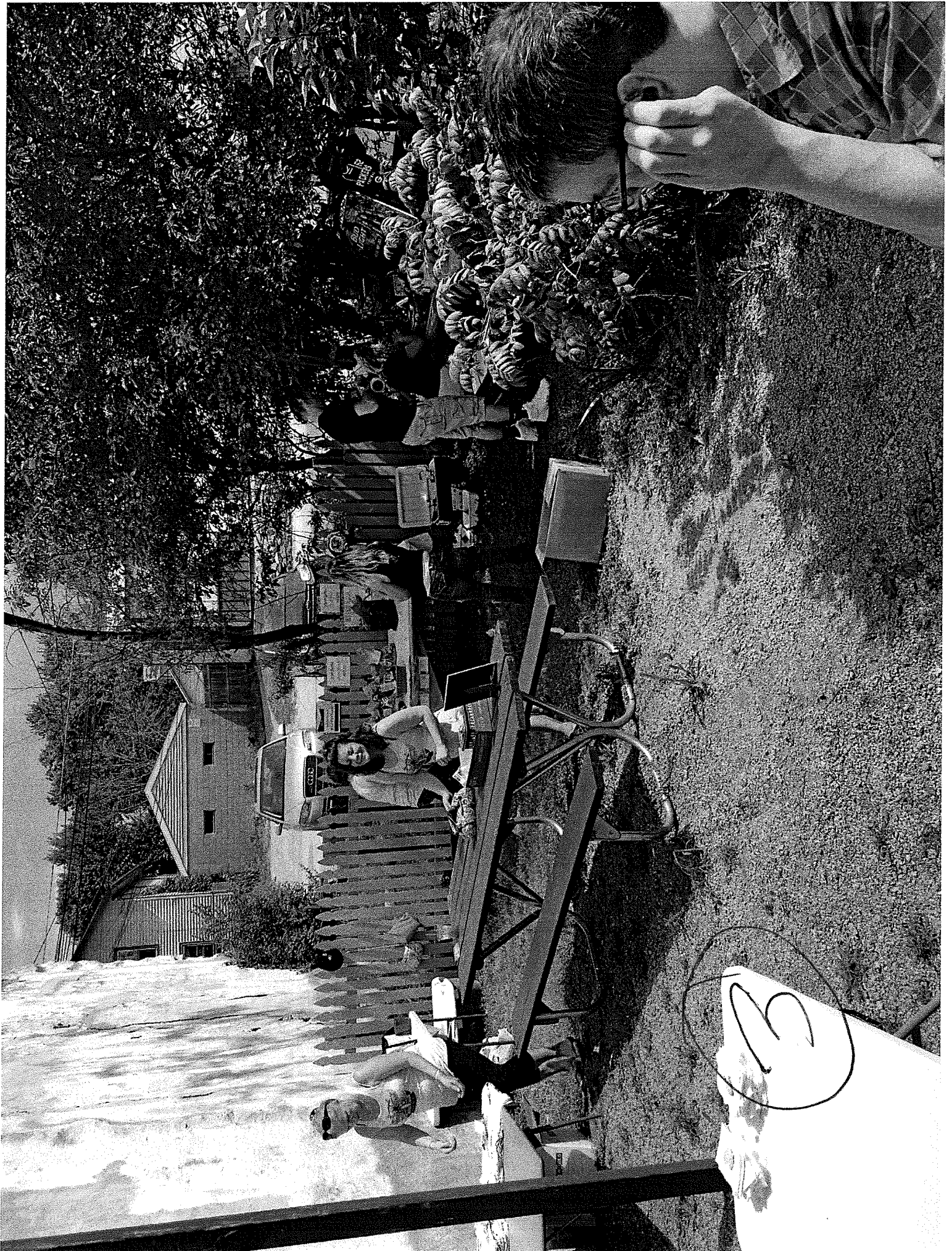


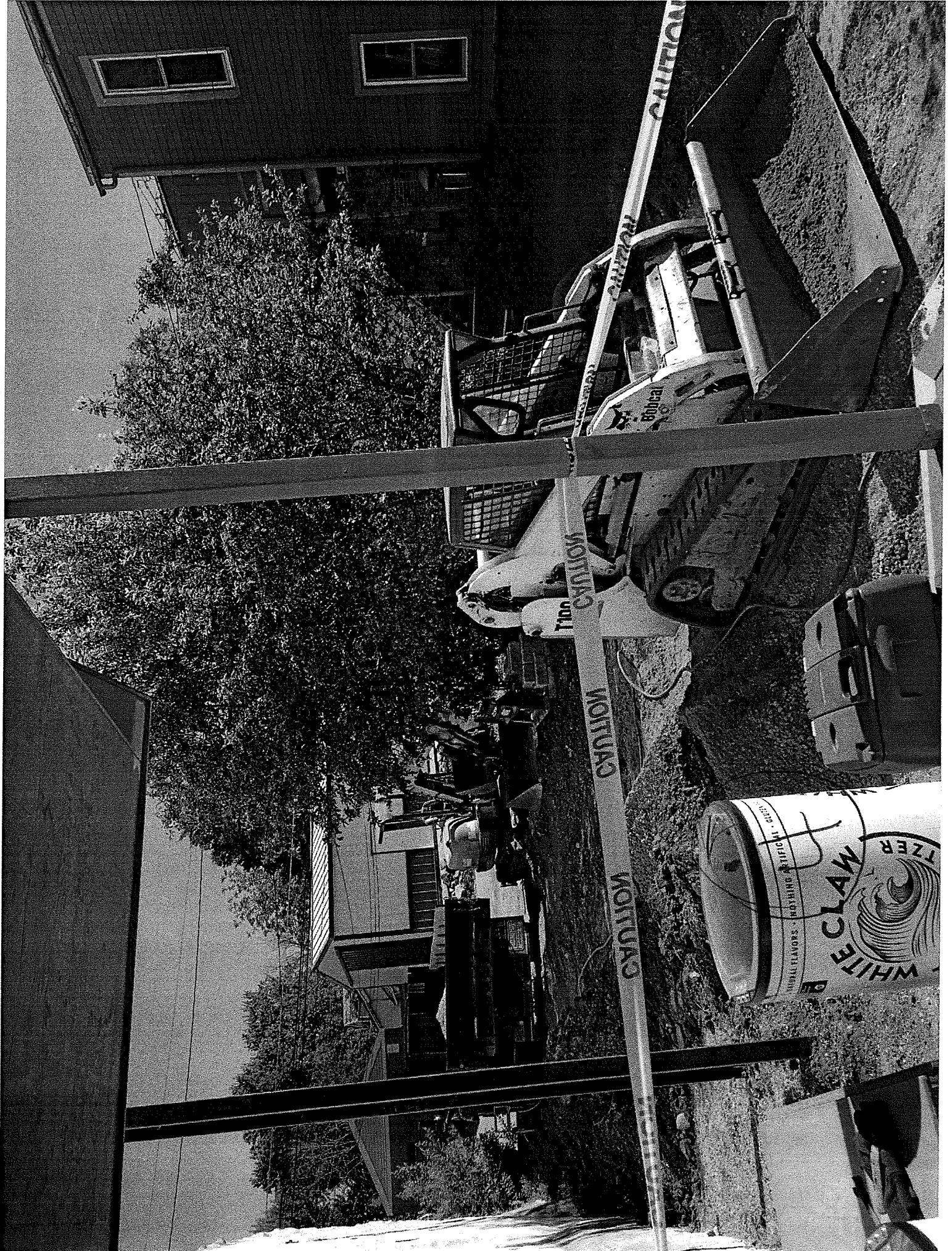
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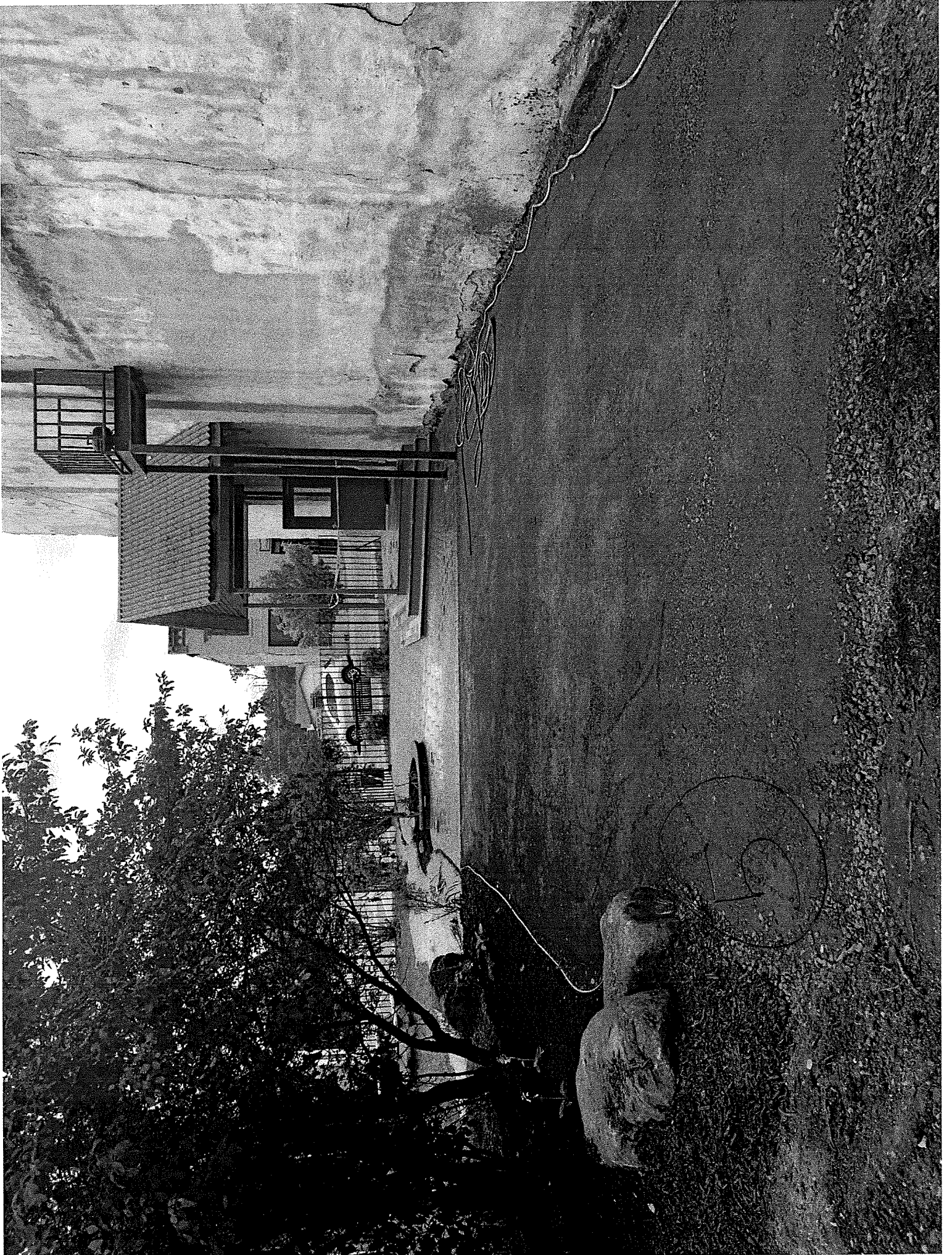
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HPC-2017-24





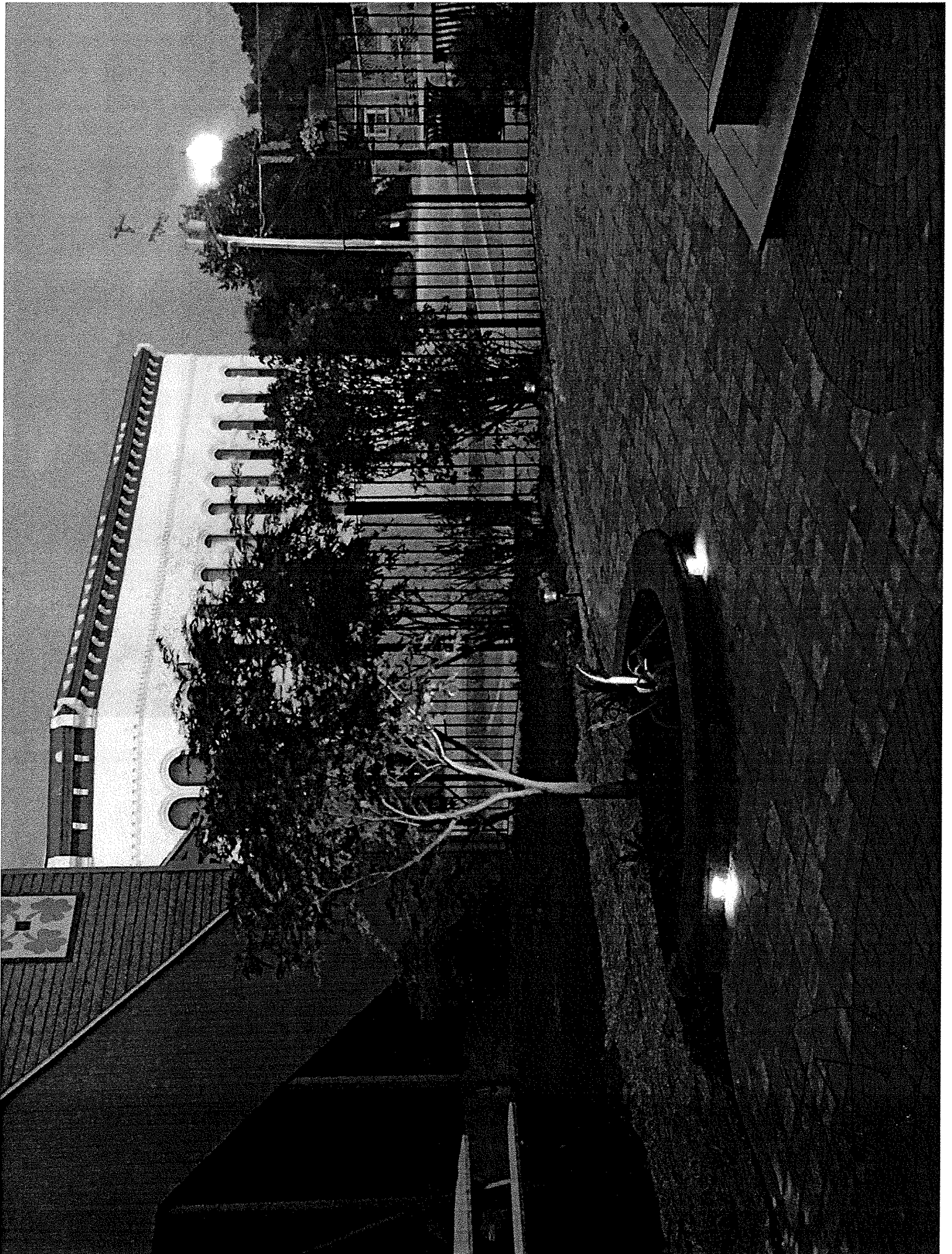
HPC-2016-24





HPC-2011-24





HPC-2017-24



**Site with approved Tiki Bar in 2018**

