

NOTICE

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

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

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the October 23rd, 2024 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 21 Montgomery Court – Replace original basement windows with vinyl (HPC-2024-42)
 - B. 209 W Church – Repair chimney (HPC-2024-43)
 - C. 22 Montgomery Court – Reroof with same materials, replace gutters and downspouts, replace 6 vinyl windows with same, replace one original window with vinyl, replace wooden garage door with steel, replace rear exterior storm door with weatherproof glass door (HPC-2024-44)
 - D. 403 W Main – Repair garage and replace with same materials (HPC-2024-45)
8. Discussion Items
9. Report of the Community Development Director
 - A. 2025 Meeting dates
10. Correspondence, Comments and Concerns
11. Next Meeting Date: December 18th, 2024, 6:00 p.m.
12. Motion to Adjourn.

-Dan Stephans, Historic Preservation Chair

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, October 23, 2024 at 6:00 p.m.
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536**

MINUTES

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

2. Roll Call:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Bronna Lehmann, Library Director
Vacant		Melissa Destree, Architect
Katie Sacker	P	
Norman Barker	A	
Amy Corridon	P	
Steve Christens	A	

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

4. Motion to waive the reading of the minutes from the September 18th, 2024 meeting and approve them as printed. Motion by Lewis, seconded by Sacker, motion carried unanimously.

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

6. Citizen appearances and Public Presentations.

7. Applications – Action Items:

A. 109 S First – Remove and Replace Addition in Rear Yard (HPC-2024-35)

Applicants not present. Commissioners expressed that the current door leading from the house into the mudroom appeared to be original and wished that it not be removed.

Motion to approve the application with condition that interior door and window remain in place after mudroom is taken off. Motion by Lewis, seconded by Sacker, motion carried unanimously.

B. 39 W Liberty – Restore Wooden Porch Railings on Roof Overhang (HPC-2024-39)

Applicant not present.

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

C. 39 W Main – Replace Exterior Door at Eager Free Public Library (HPC-2024-41)

Applicant Bronna Lehmann present. Destree Architects also present on behalf of the applicant. Multiple issues have been identified needing repair at the library, including roof vents needing to be replaced, flashing which was installed incorrectly around the chimney, and EDPM roofing which was improperly installed.

Motion to approve the application as printed. Motion by Corridon, seconded by Lewis.
Motion carried unanimously.

8. Discussion Item

A. Adding Brick Street on Main Street to Historic District

Commissioners discussed that they would like the brick street on Main Street to be added as a contributing factor to the Historic District in order to protect it.

9. Report of the Community Development Director

A. Staff Approved Certificates of Appropriateness

- i.** 109 S First – New Fence (HPC-2024-35)
- ii.** 303 W Main – Replace Wood Joists, Floorboards, Stringers, Stairs with Same Materials (HPC-2024-38)
- iii.** 109 S Madison – Reroof with Same Materials (HPC-2024-40)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: November 20, 2024 @ 6:00 p.m.

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

	<h2 style="margin: 0;">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<p style="font-size: 1.2em; font-weight: bold; margin: 0;">\$0.00</p> <p style="margin: 0;">Application Fee</p>
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This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Krissy Devine	21 Montgomery Ct
	Applicant Mailing Address:	Evansville, WI 53536
	16600 W Cleveland Ave	The following information is available on the property's tax bill:
	New Berlin WI 53151	
	Applicant Phone: 262.650.5040	Parcel Tax ID Number: 222 <u>063022</u>
	Applicant Email: kdevine@infinityroofing.com	Parcel Number: 6-27- <u>777</u>
	If different from above, please provide:	The following information is available by searching the property address at www.wisconsinhistory.org/records):
	Owner Name: Berta Hansen	
	Owner Address:	Historic Property Name: <u>N/A</u>
	21 Montgomery Ct	
	Evansville WI 53536	
Owner Phone: 608.807.7744	AHI Number: <u>85262</u>	
Owner Email:	Contributing: <input checked="" type="radio"/> Y or <input type="radio"/> N	

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

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

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

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

SUBMITTED BY: Krissy Devine DATE: 10.18.24
Owner or Applicant Signature

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Replace 5 basement windows with same size windows</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

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

no

YOUR PROFESSIONAL-CLASS PRODUCT

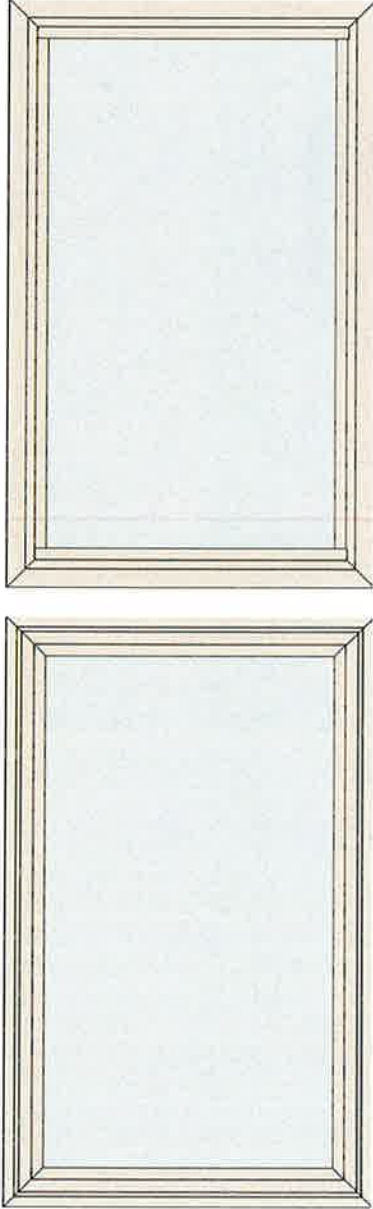
Endure EN600 Series 609 - Picture Window



877-389-0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Hansen
Tag: Basement 1
PO #MD246934
Order #12331274-1
Qty: 1



DETAILS

Endure Window - EN600 Series

609 - Picture Window
Beige
Exact Size: 32" x 20"
Graphite Foam Insulation
Sill Extender
Sandpiper Beige Poplar KL 301 Shoemold (3/4" x 1/2")
Comfortech DLA-UV
Double Strength Glass (Tempered)
3/4" IG Thickness

INFORMATION AND WARNINGS

Tempered glass requires additional lead time.

Installation Instructions



SIZING

Opening Width Range: 32 1/4" to 32 1/2"
Opening Height Range: 20 1/4" to 20 1/2"
Window Size: 32" x 20"
United Inches: 52
Fixed Glass Size: 27 13/16" x 15 13/16" x 3/4"
Fixed Glass Viewable Size: 26 15/16" x 14 7/8"

Structural

Product: Vinyl Picture Window
Cert #: 462-H-007.00
Class: CW-PG50
Max Test Size: 60" x 63"
Test Std: AAMA/WDMA/CSA
101/1.5Z/A440-08/11



ENERGY

ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)

0.25

0.22

Solar Heat Gain Coefficient

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.53

59.00

Condensation Resistance

Air Infiltration (cfm/ft2)

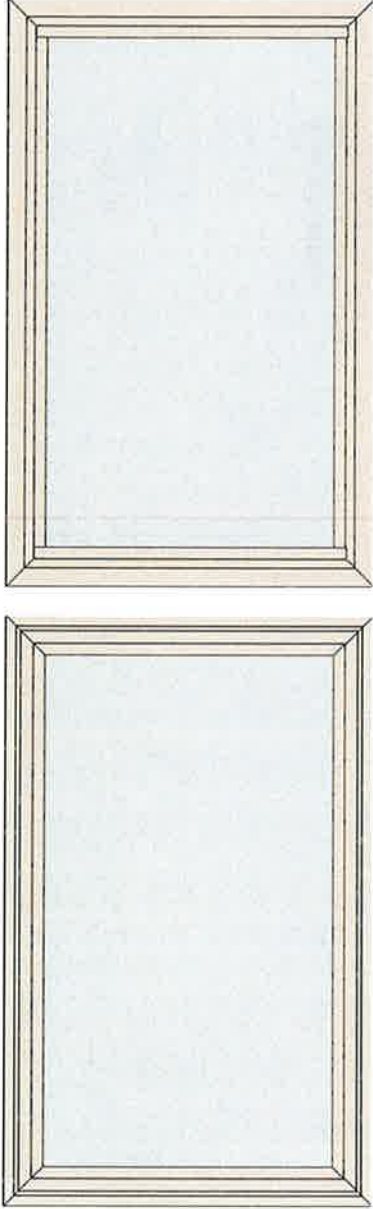
<= 0.01

ENERGY STAR

North-Central / South-Central /
Southern Regions

YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW

INSIDE VIEW

SIZING

Opening Width Range: 32 1/4" to 32 1/2"
 Opening Height Range: 20 1/4" to 20 1/2"
 Window Size: 32" x 20"
 United Inches: 52
 Fixed Glass Size: 27 13/16" x 15 13/16" x 3/4"
 Fixed Glass Viewable Size: 26 15/16" x 14 7/8"

Structural

Product: Vinyl Picture Window
 Cert #: 462-H-007.00
 Class: CW-PG50
 Max Test Size: 60" x 63"
 Test Std: ANA/WDMA/CSA
 10171.5.2/A440-08/11



ENERGY

ENERGY PERFORMANCE RATINGS
 U-Factor (U5/U-P) **0.25** Solar Heat Gain Coefficient **0.22**

ADDITIONAL PERFORMANCE RATINGS
 Visible Transmittance **0.53** Condensation Resistance **59.00**
 Air Infiltration (cfm/ft2) **<= 0.01**

ENERGY STAR
 North-Central / South-Central / Southern Regions



QUOTE INFORMATION

Job: Hansen
 Tag: Basement 3
 PO #MD246934
 Order #12331274-5
 Qty: 1

DETAILS

Endure Window - EN600 Series
 609 - Picture Window
 Beige
 Exact Size: 32" x 20"
 Graphite Foam Insulation
 Sill Extender
 Sandpiper Beige Poplar KL 301 Shoemold (3/4" x 1/2")
 ComforTech DLA-UV
 Double Strength Glass (Tempered)
 3/4" IG Thickness

INFORMATION AND WARNINGS

Tempered glass requires additional lead time.

Installation Instructions



YOUR PROFESSIONAL-CLASS PRODUCT

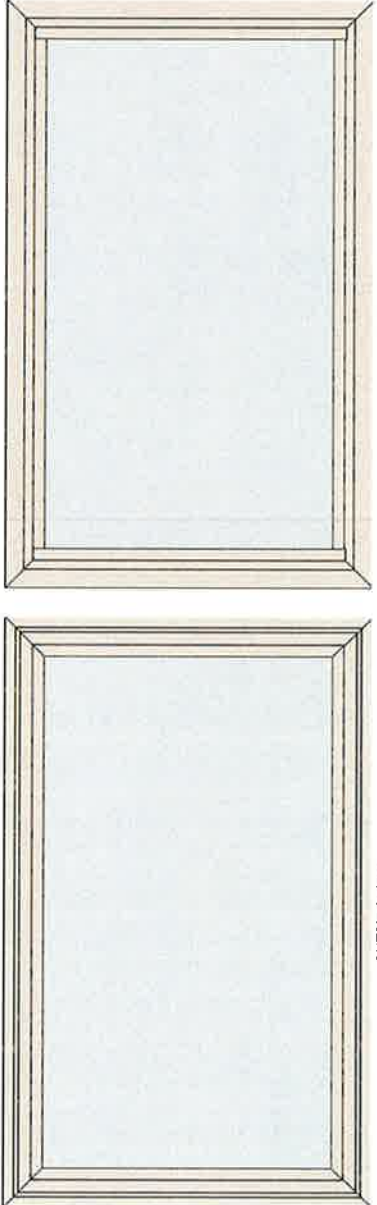
Endure EN600 Series 609 - Picture Window



877-389-0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION

Job: Hansen
Tag: Basement 5
PO #MDZ46934
Order #12331274-7
Qty: 1



DETAILS

Endure Window - EN600 Series

- 609 - Picture Window
- Beige
- Exact Size: 32" x 20"
- Graphite Foam Insulation
- Sill Extender
- Sandpiper Beige Poplar KL 301 Shoemold (3/4" x 1/2")
- ComforTech DLA-UV
- Double Strength Glass (Tempered)
- 3/4" IG Thickness

INFORMATION AND WARNINGS

Tempered glass requires additional lead time.

Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient
0.25 **0.22**

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance
0.53 **59.00**
Air Infiltration (cfm/ft2)
<= 0.01

ENERGY STAR

North-Central / South-Central / Southern Regions

Structural

Product: Vinyl Picture Window
Cert #: 462-H-007.00
Class: CW-PG50
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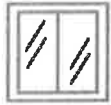
SIZING

Opening Width Range: 32 1/4" to 32 1/2"
Opening Height Range: 20 1/4" to 20 1/2"
Window Size: 32" x 20"
United Inches: 52
Fixed Glass Size: 27 13/16" x 15 13/16" x 3/4"
Fixed Glass Viewable Size: 26 15/16" x 14 7/8"

Prepared for:
Berta Hansen
21 Montgomery Court
Evansville, WI 53536
(608) 807-7744
Customer #: C2248718



Date: 9/10/2024
2830 Progress Rd
Madison, WI 53716
Office: (608) 909-6362
License #: WI STATE -- DCQ-
051400005
Project #: ---



WINDOWS & DOORS SCOPE OF WORK

- ✓ Secure all necessary permits for construction.
- ✓ Measure windows to exact size and custom order each window to fit.
- ✓ Remove existing window sashes and trim per specific installation type. Details will be specified under your specific window.
- ✓ Clean and prep surfaces for the installation of new windows.
- ✓ Furnish and install the window of your choice in accordance with manufacturer's installation instructions.
- ✓ Install and shim windows into the opening for proper fit.
- ✓ Insulate all sides of windows with low-expanding foam.

Basement (qty: 5)

Basement fixed windows

- ✓ 32" x 20" Brilliance Picture
- ✓ Color: Beige (extruded) interior, Beige exterior
- ✓ Double Pane LowE/Argon (DLA-UV) glass - Tempered
- ✓ Weld: Standard
- ✓ Install type: Insert (0-105 ui)
- ✓ Interior trim: Type: Finished Stop Traditional, Color: Stop (match window) or color match caulk, if necessary.
- ✓ Exterior trim: Type: Aluminum Wrap, Color: Norandex Cedar Knolls Beige or like color.



ADDENDUM NOTES

(*A434) Max Discounts applied

4% check/cash discount included

PROPERTY RECORD

21 MONTGOMERY ST

Architecture and History Inventory



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85262**

PROPERTY LOCATION

Location (Address): **21 MONTGOMERY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **American Foursquare**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

NATIONAL AND STATE REGISTER OF HISTORIC PLACES

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

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

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

National Register Multiple Property Name:

NOTES

Additional Information: BUILT BETWEEN 1907 AND 1914.

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

RECORD LOCATION

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

Have Questions?

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

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





Milwaukee



















APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Jeremiah Proffitt and Megan Day	209 W Church St
	Applicant Mailing Address:	Evansville, WI 53536
	209 W Church St	The following information is available on the property's tax bill:
	Evansville, WI 53536	
	Applicant Phone: 805-535-5642	Parcel Tax ID Number: 222 001197
	Applicant Email: rosecat242@gmail.com	Parcel Number: 6-27-194
	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:	
	N/A	
Owner Phone:	AHI Number: 85049	
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)

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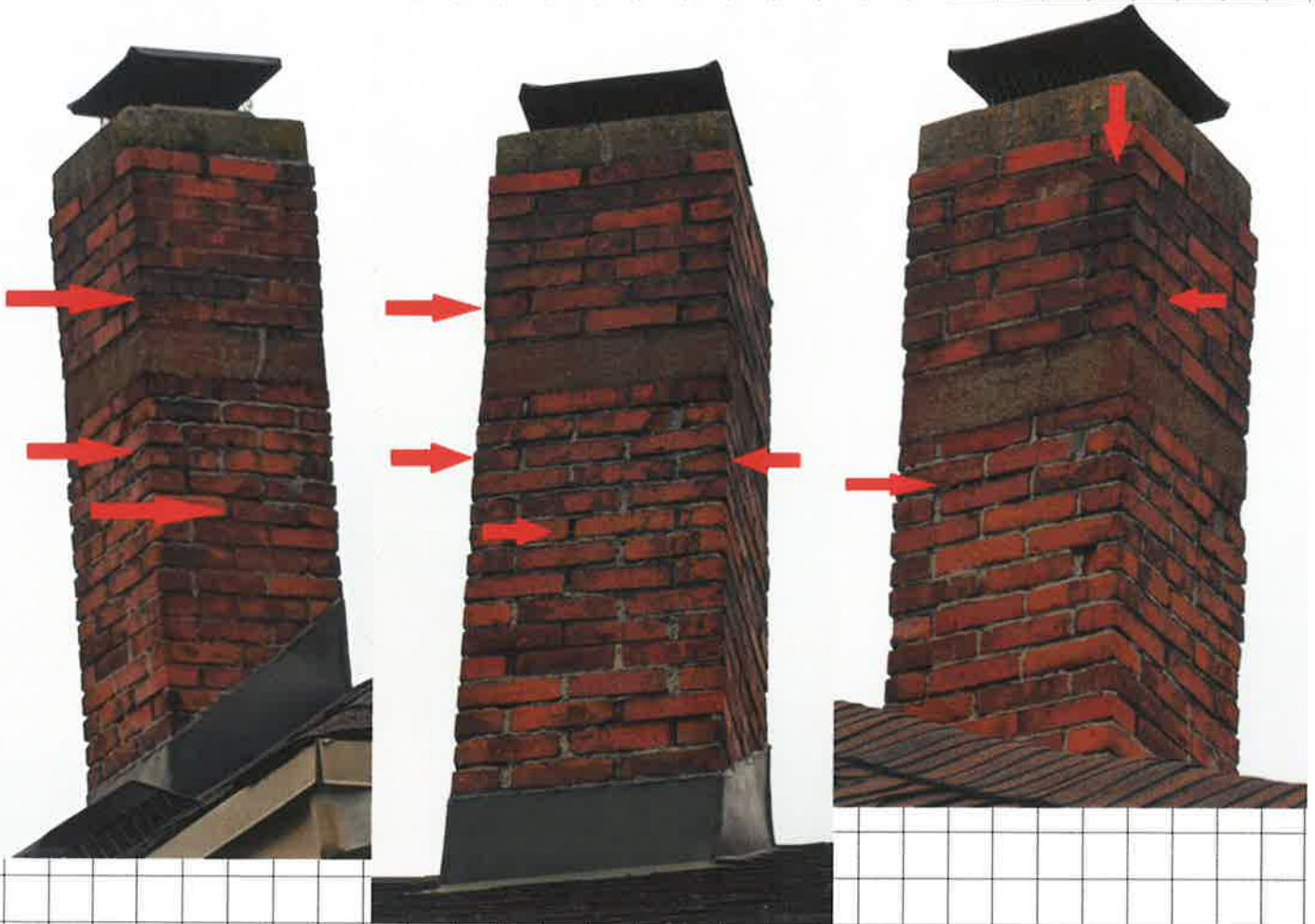
SUBMITTED BY: _____ **DATE:** 10/23/2024
Owner or Applicant Signature

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 type="checkbox"/> New modern materials <input checked="" type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input checked="" type="checkbox"/> <u>Contractor will reuse as many original bricks as possible</u>

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>Roof peak chimney needs to be torn down and rebuilt due to the mortar's decay. Fireplace chimney needs light repairs, to be uncapped and brought to code for use.</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? Mortar and some bricks may need to be replaced</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: The contractor understands and is willing to reuse as much of the original material to help maintain the look and feel.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? Few potential minor changes due to building code updates</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> This work is to preserve and return the fireplace chimney to working order, the changes made here will be minor and to bring the chimney up to current code. The roofline chimney on the historic structure has deteriorated beyond repair and must be carefully dismantled and rebuilt to ensure safety and stability. The original bricks will be salvaged and reused wherever possible to maintain the structure's historic character.</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



Roofline chimney mortar is failing and missing in sections. Need to be torn down and rebuilt to new code.

EXHIBIT: 1

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



Fireplace Chimney is currently capped. It needs minimal repair, to be uncapped and a new crown per code to be usable.

EXHIBIT: 2

Make Your Mark LLC

9028 W US Highway 14
Evansville, WI 53536-8743 USA
+16085746047
makeyourmarkmasonry@gmail.com
http://www.makeyourmarkmasonry.com



Estimate

ADDRESS
Jeremiah Proffitt
209 W Church St. Evansville, WI 53536

ESTIMATE 1295
DATE 10/21/2024
EXPIRATION DATE 01/21/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Roofline Rebuild of Chimney	(Roof peak chimney) Set equipment as necessary for access of materials and safety. Tear chimney down to the roofline and rebuild to the original height with brick and mortar closest match possible. (Reuse chimney brick)	1	5,500.00	5,500.00
Crown Replacement	Form and pour a new concrete crown per WI codes. Replace top tiles only if necessary.	1	990.00	990.00
Counter Flashing	Install new counter flashing.	1	840.00	840.00
Crown Replacement	(Fireplace Chimney) Set equipment as necessary for access of materials and safety. Remove existing concrete crown and dispose. Form and pour a new concrete crown per WI codes. Replace top tiles only if necessary.	1	1,680.00	1,680.00
Top Sealing Damper	Install a top sealing damper to accommodate the fireplace.	1	990.00	990.00
Firebox Repair	Fill in missing or cracked mortar joints in firebox between brick with refractory mortar.	1	500.00	500.00

Thank you for your business and we look forward to working with you!

SUBTOTAL 10,500.00

50% down payment due at the acceptance of proposal. The remainder balance is due at job completion. There will be a one percent late fee, calculated from the total remainder balance due, per calendar date late, until job is paid in full.

TAX 0.00

Down payment: \$5,250.00

TOTAL \$10,500.00

Accepted By

Accepted Date

EXHIBIT 3







APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Shawn Dunphy</i>	Historic Property Address: <i>22 Montgomery Ct.</i>
	Applicant Mailing Address: <i>22 Montgomery Ct Evansville WI 53536</i>	Evansville, WI 53536
	Applicant Phone: <i>751-5363</i>	The following information is available on the property's tax bill:
	Applicant Email: <i>dunphy91@gmail</i>	Parcel Tax ID Number: 222 _____
	If different from above, please provide:	Parcel Number: 6-27- <i>787</i>
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	Historic Property Name:
	Owner Phone:	AHI Number:
	Owner Email:	Contributing: Y or N

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

1. **Application Form with attachments (as outlined in Section 3C and 5):**
 - 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: *Shawn Dunphy* DATE: *10/25/24*
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 type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input checked="" type="checkbox"/> Sidewalk or paving	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input checked="" 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"/> Signage (Complete Sign Permit Application instead). <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"/> _____

add concrete to driveway n/a

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>see attached</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? <input checked="" type="checkbox"/> original window replacement, <input checked="" type="checkbox"/> Replaced newer style</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>4C Have you submitted this project for state or federal tax credits?</p>	

Repairs at 22 Montgomery Court, Evansville, WI (see photos with matching numbers)

1. Replace vinyl rear exterior storm door with full glass weatherproof door
 2. Replace wood garage door with full panel steel door with lock
 3. Replace 2 vinyl windows with same on front of house (upper and lower, see photo)
 4. Replace 1 vinyl window with same
 5. Replace 2 vinyl windows with same
 6. Replace original window with vinyl
-
- Reshingle house, garages with same materials and replace rubber roof on sun porch
 - Replace all gutters/downspouts on house and garage
 - Replace all gutter guards on house/garage

#6 Kitchen (original window) side of house



back of house



Living Room
lower
left side

#4

#5

Left side of
House
lower Bedroom



#3

Front of house



Left
side of house
lower Bedroom

#5

#2

Garage
Door
Replace w/
Steel
door



Back Porch Storm
Door
#1



Dining Room
Window
@ side of House

#4









Roofing Quote

Homeowner: **Shaun Dunphy**

Date: October 23, 2024

Quote valid until: November 25, 2024

15747 W Holt Rd Brooklyn, WI

David Eaton

Phone: (608) 490-0271

Email: david@putnamexteriorswi.com

New Roof:

- Remove existing roof/replace Owen's Corning Duration Roofing System or GAF Timberline Roofing System
 - o Remove satellite: YES/NO **Yes remove TV antenna and dispose. Leave internet dish**
 - o Remove chimney or chimney chase: YES/NO **NA**
- Inspect decking/roof sheathing -- repair/replace decking as needed (OSB)
 - o New Decking will be \$75 per 4x8 sheet (OSB)
 - o All charges for replaced decking will be added to ending balance
- Install Ice & Water Shield underlayment one row on eave and valleys
 - o Extra rows of Ice & water: **NO** _____
- Install premium synthetic underlayment
- Install starter shingles
- Install Owen's Corning or GAF shingles using manufacturer guidelines
 - o Shingle Color: _____ **TBD**
- Install new pipe flashing covers
- Install chimney flashing and counter flashing on brick chimney
 - Chimney and aluminum flashing color: _____ **TBD**
- Install flashing on sidewalls
- Install drip edge on rakes (ODE)
 - Roof edging color: _____ **TBD**
- Install hip and ridge caps
- Install ridge vent system YES/NO: **YES** _____
- Clean up around home using tarps and magnets
- Trained and authorized installation experts that are licensed and insured
- Clean up and haul away all debris using dump trailers

Extras:

Total: **\$9,932** (house roof)
\$4,453 (garage roof)
\$3,378 (flat porch roof)

****Prices include all taxes, permits, disposals, and discounts****

Quotation prepared by: David Eaton Email me at: david@putnamexteriorswi.com

Half down due at contract signing.

Thank you for your business!



Windows Quote

Homeowner: **Shawn Dunphy**

Date: October 24, 2024

Quote Valid until: November 25, 2024

15747 W Holt Rd Brooklyn, WI

Phone: (608) 490-0271

Email: david@putnamexteriorswi.com

New Windows/Entry Door/Storm Door:

- Remove and replace 8 windows and 1 Entry Doors and 1 Storm Doors
- Install new windows and doors in the style of:
 - o **8 double hung windows**
 - o **1 smooth steel entry door (garage)**
 - o **1 full view storm door**
 - o _____
 - o _____

All windows and doors to be ProVia

- Window, door, and storm door features:
(see attached spec sheet for all features)



- Window and door colors are to be:
 - o White inside and outside(See attached spec sheet)
- Insulate perimeter of windows with expansion foam
- Install aluminum on exterior trim, in the color of: **White**
- Install interior trim and jambs if full tear out replacement only
- Apply color match or clear caulk where needed
- Clean up and disposal of old windows is included
- Lifetime, transferrable, glass breakage warranty

Total: **\$10,932**

Extras:

If you would like to move forward with the quote please email me at: david@putnamexteriorswi.com or call (608) 490-0271



Gutters and Downspouts Quote

15747 W Holt Rd Brooklyn, WI
Phone: (608) 490-0271
Email: david@putnamexteriorswi.com

Homeowner: **Shaun Dunphy**

Date: October 23, 2024

Bid valid until: November 25, 2024

Gutters/Downspouts:

- Remove and dispose of existing gutters
- Remove existing downspouts
- Install new 5" Seamless "K" Style aluminum gutters
- Install new 3"x 4" aluminum downspouts
- Clean up and haul away job-related debris
(Optional) install Raindrop gutter guard

Total: \$2,550 (house gutters/downspouts)
\$798 (garage gutters/downspouts)
\$1,540 (house gutter guard)
\$575 (garage gutter guard)

****Prices include all taxes, permits, disposals, and discounts****

Half down due at contract signing

Putnam Exteriors • 15747 W Holt Rd Brooklyn, WI • 608-490-0271
•email me at: david@putnamexteriorswi.com



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

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Kevin C. Scott	705 W. Main St,
	Applicant Mailing Address:	Evansville, WI 53536
	403 W. Main St	The following information is available on the property's tax bill:
	Evansville, WI 53536	
	Applicant Phone: 608-719-8185	Parcel Tax ID Number: 222 069 001
	Applicant Email: kevinscott@apple.com	Parcel Number: 6-27-947
	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:	
Owner Phone:	AHI Number: 85229 reference no.	
Owner Email:	Contributing <input checked="" type="radio"/> or N	

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

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

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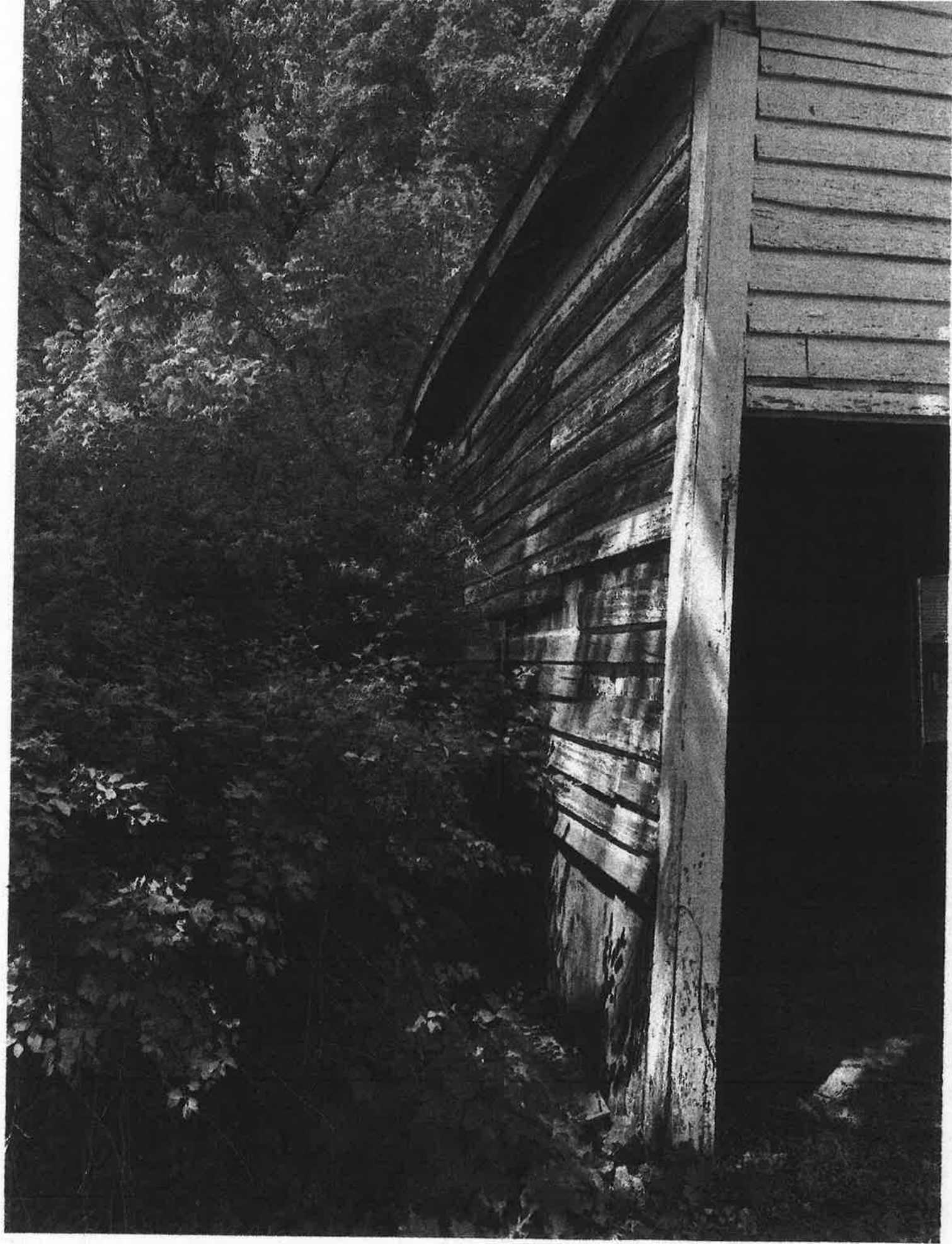
SUBMITTED BY: _____ DATE: 11-12-24

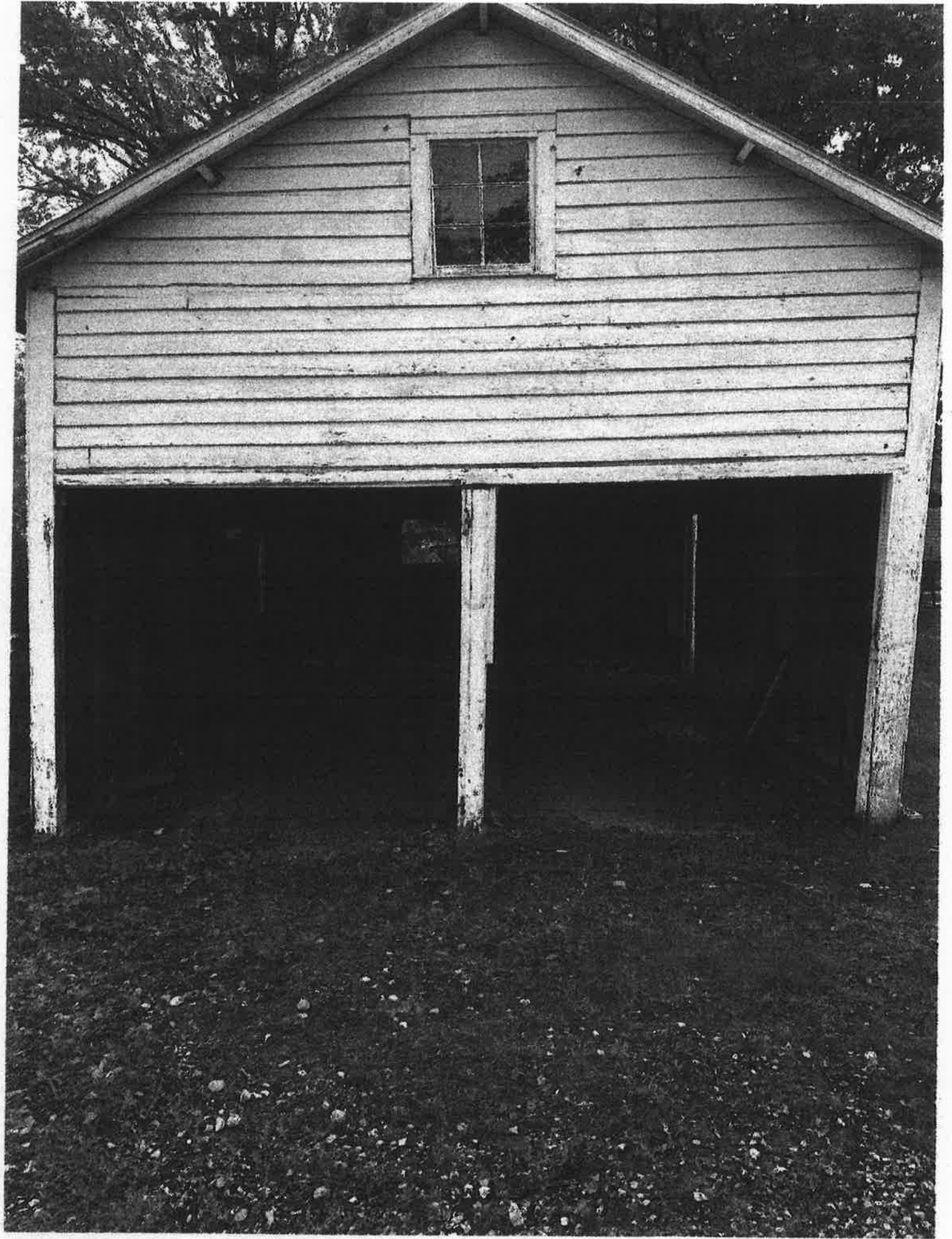
Owner or Applicant Signature

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 type="checkbox"/> Shingles only <input checked="" type="checkbox"/> Soffit, fascia, or trim work <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <i>2 sides</i>	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input 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
<h1>3</h1>	<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>Roof, 2 sides, gutters, windows & doors will be replaced</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p><i>Yes.</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>Siding on half of south side and lower east side is missing - Salvageable south siding will be used to repair west + north. New siding will be wood. Only one window is present and will remain - All other doors + windows need replacing. Shingles will be asphalt and match house.</i></p>

SECTION	SUPPLEMENTAL QUESTIONS
<h1>4</h1>	<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.)</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>4C Have you submitted this project for state or federal tax credits?</p>
	<p><i>No.</i></p>





W. MAIN STREET

ArcGIS Web Map

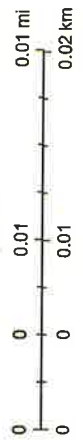


4/1/2024, 2:15:07 PM

Tax Parcel Layer

PARCEL

1:212



Rock County Land Information Office, County of Rock Land Information Office; Rock County, Wisconsin