

## 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, January 15, 2025  
3<sup>rd</sup> 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 December 18, 2024 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
  - A. 403 W Main – Doors and Windows for Garage (HPC-2025-01)
  - B. 375 Burr W Jones Circle – Rebuild Utility Shed (HPC-2025-02)
8. Discussion Items
9. Report of the Community Development Director
10. Correspondence, Comments and Concerns
11. Next Meeting Date: February 19, 2025, 6:00 p.m.
12. Motion to Adjourn.

*-Dan Stephans, Historic Preservation Chair*



**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, December 18, 2024 at 6:00 p.m.  
3<sup>rd</sup> 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:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Berta Hansen
Vicky Norton	P	Megan Day
Katie Sacker	P	
Norman Barker	A	
Amy Corridon	P	
Steve Christens	A	

**3. Motion to approve the agenda by Sacker, second by Norton. Motion carried unanimously.**

**4. Motion to waive the reading of the minutes from the November 20th, 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. 25 W Main St – Sign for AWARE (SIGN-2024-06)**

Applicants not present.

**Motion to approve the application. Motion by Sacker, seconded by Lewis, motion carried unanimously.**

**8. Discussion Item**

**A. 21 Montgomery Ct – Replace original basement windows with vinyl pocket window inserts, keep original framing**

Applicant Berta Hansen present. Applicant stated she looked into carpenters/handyman and has had a hard time getting anyone to attend to her needs. Will come back in January with details.

**B. Possible Zoning Update for Affordable Housing Funding Eligibility**

City could waive building fees or reimbursement after a project up to a certain point. Data for rents in the Evansville area.

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

**10. Correspondence, Comments and Concerns**

**11. Next Meeting Date:** January 15, 2024 @ 6:00 p.m.

**12. Motion to Adjourn by Sacker, seconded by Corridon. Motion carried unanimously.**



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>Kevin C. Scott</i>	<i>405 W. Main St.</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>403 W. Main St.</i>	<b>The following information is available on the property's tax bill:</b>
	<i>Evansville, WI 53536</i>	
	Applicant Phone: <i>608-719-8185</i>	Parcel Tax ID Number: 222 <u>069001</u>
	Applicant Email: <i>crutiedapple@gmail.com</i>	Parcel Number: 6-27- <u>947</u>
	<b>If different from above, please provide:</b>	<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:	
	Owner Address:	Historic Property Name:
Owner Phone:	AHI Number: <i>85229</i>	
Owner Email:	Contributing: <input checked="" type="radio"/> Y 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):**
  - 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](http://www.wisconsinhistory.org)
- 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: 12-30-24

*[Signature]*  
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 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 checked="" 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 checked="" type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> 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"/> <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 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><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>Roofing (asphalt) + gutters (vinyl) will be replaced. Garage door will be wood bypass double sliding barn doors. At least 1 (east) window will be Menards vinyl. Recycled glaz for west opening. Siding will be wood, repaired on 2 sides + replaced on 2 (mostly). Walk-in door on North will be wood.</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>Yes, mostly.</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>Materials that are salvagable will be retained - Upper east window, siding on North + west + upper east side.</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>No.</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.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p> <p>No.</p>	



Long side  
(North) faces  
Main St.  
end faces 4<sup>th</sup> St.



End faces  
4<sup>th</sup> St.  
side faces  
south

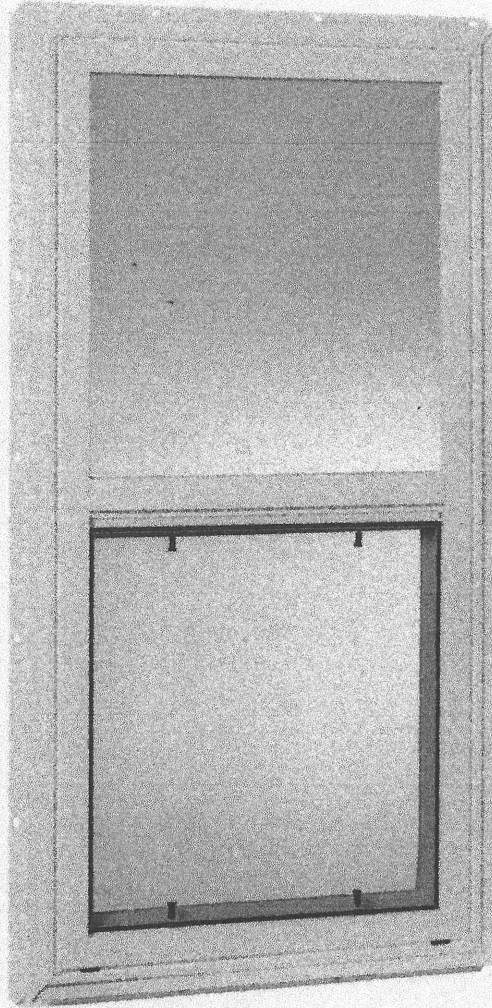


west side



# IPS 18"W x 36"H White Vinyl Single-Hung Utility Window with Nailing Flange & Built-in J-Channel

Model Number: VSH1836 | Menards® SKU: 4032292



Menards® Low Price!

\$ **89**<sup>99</sup> each

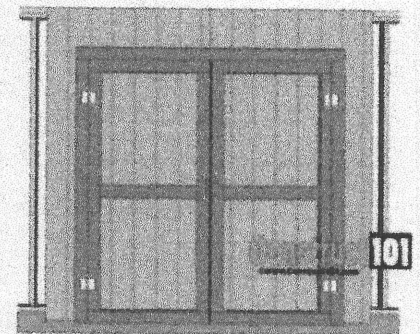
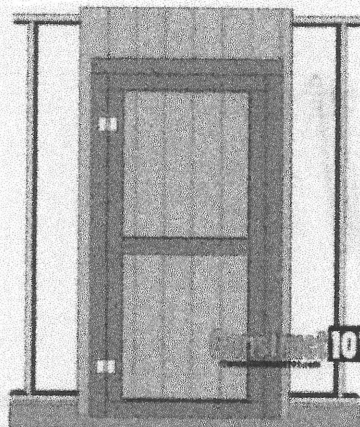
- Ideal for sheds and garages with single-glazed glass
- Rigid vinyl mounting flange makes installation easy (can be removed for replacement applications)
- Durable, white exterior and interior fusion-welded frame for reliable structural performance

[View More Information >](#)

Size: 18" W x 36" H

## Pick Up At Store ●

- ● ● 3 In-Stock at **Janesville**  
Item located in Aisle 150 Section 1
- ● ● [View Delivery Options](#)
- ● ● [Check Another Store for Availability](#)
- ● ● [Share](#)



Double Shed Door



	<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: 24pt; font-weight: bold; margin: 0;">\$0.00</p> <p style="margin: 0;">Application Fee</p>
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		<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: _____	Parcel Tax ID Number: 222 _____
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	Owner Name: _____	
	Owner Address: _____	
		Historic Property Name: _____
	Owner Phone: _____	AHI Number: _____
Owner Email: _____	Contributing: Y or N	

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**SUBMITTED BY:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Owner or Applicant Signature

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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>Entire structure to be raised 8" from existing base to prevent water infiltration.</p>
	<p>Shed frame to be reconstructed on said base to meet existing length and width dimensions.</p>
	<p>Structure is not listed on state historic inventory for Leonard Leota Park. Unknown build date.</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>Yes</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>Wooden siding is rotting due to water damage. Structure needs to be raised and frame rebuilt. Reusing existing materials is not feasible. Shingles are long past a state of utility.</p>
	<p> </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>No. Property use (utility shed for ballfield electric system) and architectural details will remain the same.</p>
	<p>Contractor will use shiplap siding to mimic the current features of the shed.</p>
	<p>Decorative trimwork and metal vent to be replicated</p>
	<p>LP Smart siding (engineered wood product) is being requested for longevity.</p>
	<p> </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.)</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>Architectural features, use, and space within the historic park will be maintained.</p>
	<p>Historic nature of shed uncertain. Likely built when electricity introduced to ballfield; updated at least once.</p>
<p> </p>	
<p> </p>	
<p> </p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	
<p> </p>	



[Home](#) > [The Standards](#) > Rehabilitation Standards and Guidelines

## Rehabilitation Standards and Guidelines

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the [Historic Preservation Tax Incentives program](#). The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

### [Applying the Standards for Rehabilitation](#)

#### [Guidelines for Rehabilitating Historic Buildings](#)

#### [Guidelines on Sustainability](#)

#### [Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#)

### Other Standards and Guidelines:

#### [Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction](#)

#### [Guidelines for the Treatment of Historic Properties](#)

#### [History of the Standards](#)

## Secretary's Standards for Rehabilitation

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Guidelines for Rehabilitating Historic Buildings**

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an [interactive web feature](#).

Shawn Miller Construction, LLC.

8027 N Ridge Ct  
Evansville, WI 53536

# Quote

Date	Quote #
7/2/2024	473

608-289-7201

City Of Evansville Park

Description	Total
Job Materials To rebuild electric shed for ball park lights ( 8'X12'6" 8' walls)	5,894.91
General/ Misc Labor to build electric shed for ball park lights Frame ,Side , Soffit& Fascia, shingle, and install door	4,300.00
Option to remove old shed 900 Labor 450 Dumpster	
Will install treaded plywood and foundation water proofing around base of perimeter in order to raise grade to deter water infiltration approximately 8"	
Siding-- 8" cedar textured lap siding ( White)	
Trim--- Cedar textured ( Rapids Blue	
Soffit & Fascia-- White centervent Aluminum	
Shingles--Landmark Moire Black	
Walk Door --	
Windows -- None	

Custome Signature _____ -	<b>Total</b>
---------------------------	--------------

\$10,194.91





375 BURR W JONES CIR



8  
H  
VOL





475 BIRCH W. LINES