

## 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, February 19, 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 January 15, 2025 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
  - A. 21 Montgomery Court – Replace Broken/Missing Basement Windows (HPC-2024-42)
  - B. 16 E Main – Restore Windows/Façade (HPC-2025-03)
  - C. 129 W Liberty – Replace Original Windows with Wood, Replace Storm Door (HPC-2025-04)
  - D. 33 S Third – Replace Garage Doors (HPC-2025-05)
8. Discussion Items
9. Report of the Community Development Director
  - A. Staff Approved Certificates of Appropriateness
    - i. 20 S First Street – Reroof asphalt shingles with same (HPC-2024-03)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: March 19, 2025, 6:00 p.m.
12. Motion to Adjourn.

**City of Evansville Historic Preservation Commission**  
**Special Meeting**

Wednesday, February 19, 2025  
16/18 E Main Street  
7:00 p.m.

1. Tour of Second/Third Floors of 16/18 E Main Street

*-Dan Stephans, Historic Preservation Chair*

*-Dan Stephans, Chair of Historic Preservation Committee*



**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, January 15, 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	Megan Day
Vicky Norton	P	
Katie Sacker	P	
Norman Barker	P	
Amy Corridon	P	
Steve Christens	P	

**3. Motion to approve the agenda by Barker, second by Christens. Motion carried unanimously.**

**4. Motion to waive the reading of the minutes from the December 18th, 2024 meeting and approve them as printed. Motion by Corridon, seconded by Norton, motion carried unanimously.**

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

**6. Citizen appearances and Public Presentations.**

**7. Applications – Action Items:**

**A. 403 W Main St – Doors and Windows for Garage (HPC-2025-01)**

Applicants not present.

**Motion to approve the application with condition that vinyl not be used on the east side of the structure. Motion by Barker, seconded by Christens, motion carried unanimously.**

**B. 375 Burr W Jones Circle – Rebuild Utility Shed (HPC-2025-02)**

Smooth LP product shall be used, siding shall be droplap to match existing.

**Motion to approve the application. Motion by Norton, seconded by Corridon, motion carried unanimously.**

**8. Discussion Item**

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

**10. Correspondence, Comments and Concerns**

Hop Garden – 16/18 E Main St

**11. Next Meeting Date:** February 19, 2024 @ 6:00 p.m.

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

## 21 Montgomery Ct. Project

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**From** Russell Jerge <russell@infinityroofing.com>

**Date** Tue 1/21/2025 15:32

**To** Colette Spranger <c.spranger@evansvillewi.gov>

You don't often get email from russell@infinityroofing.com. [Learn why this is important](#)

Hello Collette,

My name is Russell, and I'm the General Manager at Infinity Exteriors in Madison. I'm currently working with Berta Hansen at 21 Montgomery Ct in Evansville on replacing the basement windows in her home. The existing windows are vinyl extruded, though not on the street-facing side of the house.

We would like to explore whether we can proceed with replacing these windows in line with local guidelines. For aesthetic purposes, I can add a vertical grid if necessary, but we're hoping for some flexibility in Ms. Hansen's case, as the neighboring homes at 22 and 25 Montgomery Ct both feature vinyl windows in areas above their basements.

We look forward to discussing how we can move forward with this project and ensure it meets any necessary requirements.

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First, we would be installing tempered dual-pane windows on the ground floor. These windows will not only be more energy-efficient but will also help with cost savings over time. To maintain the home's original aesthetic, we will use wood trim on the exterior in place of aluminum cladding, which I believe will better preserve the character of the building. I plan to apply a smooth, brushed paint finish, should this approach be approved.

Additionally, I've contacted ProVia, the window manufacturer, and they can provide a grid for vertical installation on the windows. This will preserve the original look while ensuring compliance with the committee's guidelines. The windows will be beige in color, closely matching the home's existing paint scheme.

With the window upgrade, there will be no need for additional storm windows, which will address the current issue of missing storm windows on several areas of the house.

Please let me know what your thoughts are on this.

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**Russell Jerge**

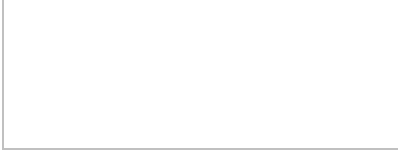
Brand Manager, Madison Area

Infinity Exteriors, LLC

2830 Progress Rd, Madison, WI 53716

C: 414.899.8153

O: 608.909.6362



[www.infinityroofing.com](http://www.infinityroofing.com)

**Warrantied | Guaranteed | Quality**



**If you want to go fast, go alone. If you want to go far, go together.**



## 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 [colette.spranger@ci.evansville.wi.gov](mailto: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	<b>The following information is available on the property's tax bill:</b>
	New Berlin WI 53151	
	Applicant Phone: 262.650.5040	Parcel Tax ID Number: 222 <u>063022</u>
	Applicant Email: <a href="mailto:kdevine@infinityroofing.com">kdevine@infinityroofing.com</a>	Parcel Number: 6-27- <u>777</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: 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"/> 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](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: Krissy Devine DATE: 10.18.24  
Owner or Applicant Signature

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>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><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</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>

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.) 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>	

no

# YOUR PROFESSIONAL-CLASS PRODUCT

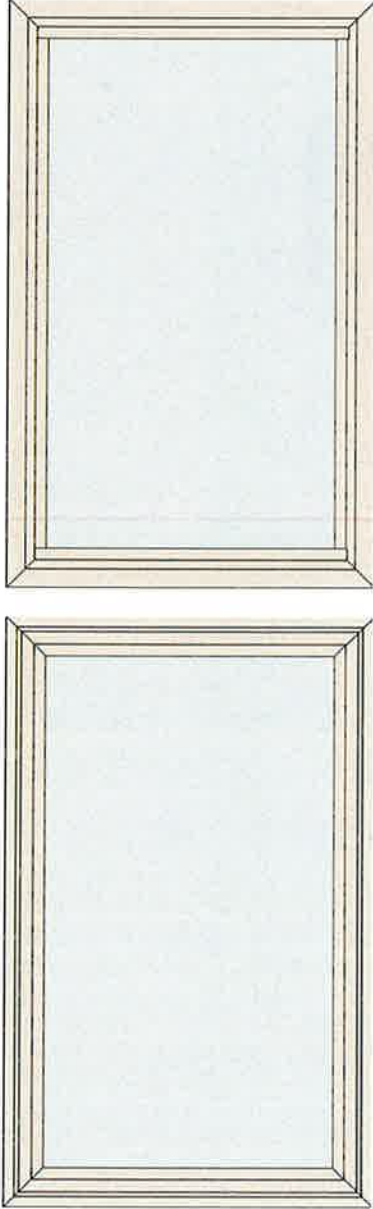
Endure EN600 Series 609 - Picture Window



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) Solar Heat Gain Coefficient

0.25 0.22

**ADDITIONAL PERFORMANCE RATINGS**

Visible Transmittance Condensation Resistance

0.53 59.00

Air Infiltration (cfm/ft2)

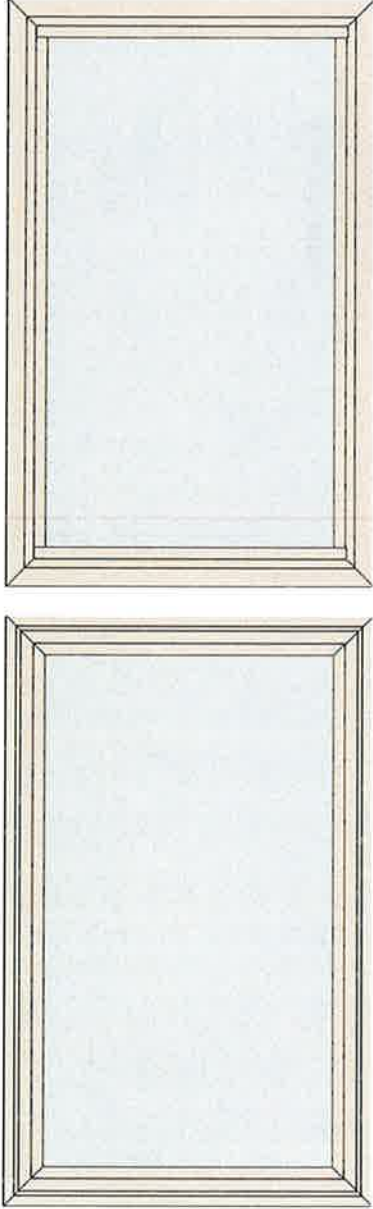
<= 0.01

ENERGY STAR

North-Central / South-Central / Southern Regions

# 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-F) 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



877.389.0835  
 2150 State Route 39  
 Sugarcreek, OH 44681

## 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.

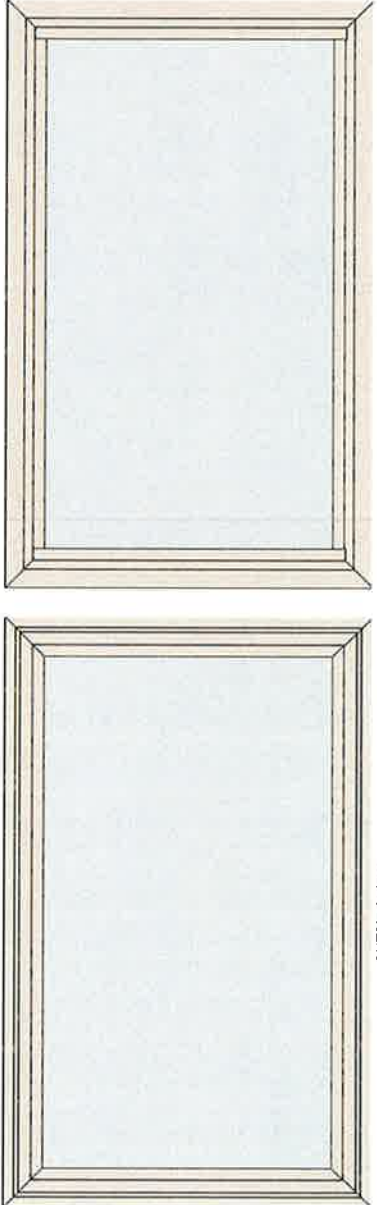
Installation Instructions





# YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



## 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  
 101/1.5/2/A440-08/11



## 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



## 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.

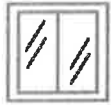
## Installation Instructions



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](mailto: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

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<u>FARNSWORTH ENTERPRISES I LLC 16 E MAIN ST</u>	Evansville, WI 53536
	Applicant Mailing Address:	<b>The following information is available on the property's tax bill:</b>
	<u>205 CLIFTON ST</u>	Parcel Tax ID Number: 222 _____
	<u>EVANSVILLE WI 53536</u>	Parcel Number: 6-27-_____
	Applicant Phone: <u>608 882-4323</u>	<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>
	Applicant Email: <u>jeff@jeffarnsworth.com</u>	Historic Property Name:
	<b>If different from above, please provide:</b>	AHI Number:
	Owner Name:	Contributing: Y or N
	Owner Address:	
<u>SAA</u>		
Owner Phone:		
Owner Email:		

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

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

- o Clear photo(s) of every portion of the property that will be affected by the work
- o Historic photograph(s) (if available)
- o Exterior elevations or sketches of existing conditions and proposed work
- o Samples or specifications of proposed materials
- o If Section 3B applies, evidence of un-reparability
- o Site plan (if applicable)
- o Print or PDF of State of WI historic property information, available by searching the property address at [www.wisconsinhistory.org](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:** 01/14/25  
Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
<h1 style="font-size: 48px; margin: 0;">2</h1>		<p>Please check all boxes that apply and provide more detail in Sections 3 and 4:</p>
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 type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input 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 checked="" 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 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 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 checked="" type="checkbox"/> Other: <u>PAINTING - RESTORE WOOD W/ CEDAR THAT HAS FELL OFF</u>
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b>Signage (Complete Sign Permit Application instead).</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"/> _____

RUBBER MEMBRANE  
30,000

2,000  
BROWN ANODIZED METAL

7,500  
WOOD W/ CEDAR THAT HAS FELL OFF

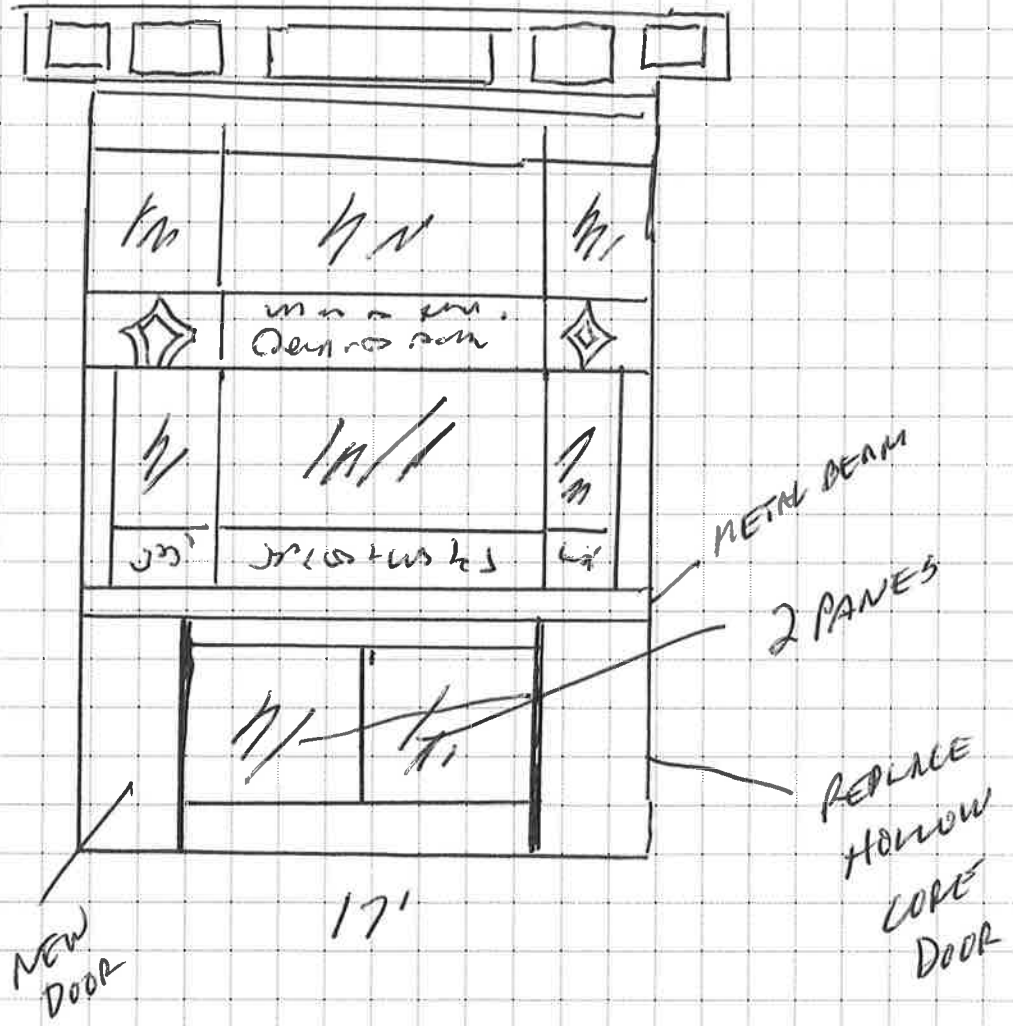
TOTAL COST ENTIRE BLDG IMPROVEMENTS 150,000



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>ROOF IS TOTAL REMOVAL W/ NEW TRUSSWORK NOT VISIBLE FROM ANY SIDE DUE TO ADJOINING BUILDINGS - EXTERIOR WINDOWS ON SOUTH SIDE</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><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>GORDON MILLER REPLACING ROTTED WOOD ON FRONT PORCH</p> <p>NO - 1ST FLOOR WINDOW NOT AVAILABLE IN GORDON MILLER REPLACING ROTTED WOOD ON FRONT PORCH</p> <p>SO TWO PIECES</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>BROWN ANODIZED METAL WILL ERASE WINDOWS ON ALL THREE LEVELS - PORCH WILL BE PAINTED TO MATCH ADJOINING BUILDING (TOP GARDEN) 18 E. MAIN ST</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>NOT APPLYING FOR ANY CREDITS</p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p> <p>NO</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> <ol style="list-style-type: none"> <li>1. Clear photo(s) of every portion of the property affected by the work</li> <li>2. Historic photograph (if available)</li> <li>3. Exterior elevations or sketches of existing conditions and proposed work</li> <li>4. Samples or specifications of proposed materials</li> <li>5. If Section 3B applies, evidence of un-reparability</li> <li>6. Site plan (if applicable)</li> <li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li> <li>8. Additional attachments that may assist in understanding the proposed work</li> </ol>



NOT TO SCALE

EXHIBIT: 1



DOUBLE P WESTERN STORE  
& BOUTIQUE  
608-882-1515

Store  
CLOSING















# 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: <u>Kevin Westrom &amp; Brooke Westrom</u>	Historic Property Address: <u>33 S 3rd St.</u>
	Applicant Mailing Address: <u>3027 Providence St Unit 10 Sun Prairie, WI 53590</u>	Evansville, WI 53536
	Applicant Phone: <u>815-543-1654</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Email: <u>Westromk@1948@gmail.com</u>	Parcel Tax ID Number: 222 _____
	<b>If different from above, please provide:</b>	Parcel Number: 6-27- _____
	Owner Name:	<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 Address:	Historic Property Name: <u>Fred Jones House</u>
	Owner Phone:	AHI Number:
	Owner Email:	Contributing: Y or N

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

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

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at [www.wisconsinhistory.org](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:** Kevin Westrom **DATE:** 2-16-25  
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 checked="" type="checkbox"/> Exterior windows and doors	<input checked="" 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 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 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><i>We are looking to replace current Fiberglass garage doors with white garage doors</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><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>No</i></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><i>N/A</i></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><i>No</i></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><del>Garage is not original to housing structure.</del> <i>We are looking to match the garage doors to the white siding on the house and garage.</i></p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits?</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> <ol style="list-style-type: none"> <li>1. Clear photo(s) of every portion of the property affected by the work</li> <li>2. Historic photograph (if available)</li> <li>3. Exterior elevations or sketches of existing conditions and proposed work</li> <li>4. Samples or specifications of proposed materials</li> <li>5. If Section 3B applies, evidence of un-reparability</li> <li>6. Site plan (if applicable)</li> <li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li> <li>8. Additional attachments that may assist in understanding the proposed work</li> </ol>
<p>1. Please attached photos. Exhibit 1 is old garage doors. Exhibit 2 would be new garage doors. Both <sup>new</sup> doors are 9x7 ft.</p> <p>2. N/A</p> <p>3. N/A</p> <p>4. See Exhibit 2 for spec information</p> <p>5. N/A</p> <p>6. N/A</p> <p>7. See Exhibit 3</p> <p style="text-align: center;">EXHIBIT: _____</p>	















**Home Facade**  
home style

**Door Series**  
steel / wood

**Door Model**  
design / insulation

**Door Options**  
colors / windows / hardware

### Door Specifications

**Door Series:**

Deluxe

**Door Model:**

#50

**Door Color:**

White

**Door Windows:**

none

**Door Hardware:**

No



What Next?

[QUOTE DOOR](#)

[EMAIL DOOR](#)

[PRINT DOOR](#)

**Property Record**

33 S 3RD ST

**Architecture and History Inventory**



Historic Name: **Fred Jones House**

Other Name:

Contributing: **Yes**

Reference Number: **85017**

**NAMES**

Location (Address): **33 S 3RD ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

**PROPERTY LOCATION**

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Italianate**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

**PROPERTY FEATURES**

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:

**NATIONAL AND STATE REGISTER OF HISTORIC PLACES**

**Additional Information:** BUILT AS AN ITALINATE STYLE HOUSE PRIOR TO 1871 ACCORDING TO 1871 BIRD'S EYE VIEW. CORNER TOWER ADDED LATER.

**Bibliographic References:** Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991.

**NOTES**





# 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: <i>Wauwaukee Remodeling</i>	Historic Property Address: <i>129 W Liberty St</i>
	Applicant Mailing Address: <i>1001 Frank # St.</i>	Evansville, WI 53536
	<i>Wauwaukee WI 53597</i>	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <i>608-850-2159</i>	Parcel Tax ID Number: 222 <i>001252</i>
	Applicant Email: <i>msmith@wauwaukeeremodeling.com</i>	Parcel Number: 6-27-_____
	<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: <i>Nicole Hutchins</i>	
	Owner Address: <i>129 W Liberty St</i>	Historic Property Name: <i>Cyrus B. Morse House</i>
	<i>Evansville WI 53536</i>	AHI Number: <i>85090</i>
	Owner Phone:	Contributing <input checked="" type="checkbox"/> or N
Owner Email:		

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

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

- 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 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"/> <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
<b>3</b>	<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:                      Replace 12 windows, 1 entry door &amp; 1 storm door into existing openings</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?                      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:                      The current windows unfortunately operate on a pulley system that is no longer available from and manufacturer or able to be accessed for most of the units. Replacement is also time-sensitive and several of the current units have fallen down and are severely affecting winter energy efficiency.</p>

SECTION	SUPPLEMENTAL QUESTIONS
<b>4</b>	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?                      The proposed work will alter the exterior colors. The current openings will remain the same in terms of size and scale.</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.                      The proposed replacement meets the guidelines for necessity of replacement regarding condition and energy efficiency requirements.</p> <p><b>4C</b> Have you submitted this project for state or federal tax credits?                      No</p>

PROPERTY RECORD

129 W LIBERTY ST

Architecture and History Inventory



**NAMES**

Historic Name: **CYRUS B. MORSE HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85090**

**PROPERTY LOCATION**

Location (Address): **129 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

**PROPERTY FEATURES**

Year Built: **1878**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Gabled Ell**

Structural System:

Wall Material: **Stucco**

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 1878 AND 1881 AND REMODELED BETWEEN 1907 AND 1914.

**Bibliographic References:** SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1907, 1914. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

**RECORD LOCATION**

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

**RESOURCE DESCRIPTIONS**

**About the National Register and State Register of Historic Places**

All Wisconsin National Register of Historic Places listings are searchable on our website.

**About Our Wisconsin Architecture and History Inventory (AHI)**

Search digital records on more than 153,000 historic buildings, structures and objects throughout Wisconsin.

**RELATED ARTICLES**

**Is Your Property Eligible for the National Register or State Register of Historic Places?**

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

Related products from our Online Store:







**RENEWAL**  
by **ANDERSEN**  
FULL-SERVICE WINDOW & DOOR REPLACEMENT

# Fibrex® Composite Material



## Reinventing the Window

Innovation has been a hallmark of Andersen Corporation since its founding in 1903. From implementing "mass production" techniques in 1904 (nine years before Henry Ford), to producing the first completely assembled window unit in the industry (1926), to becoming the world's largest specialized window frame factory in 1929, our guiding principle has always been to "make a product that is different and better." Each step of the way we have incorporated the latest technologies, fine precision, and high standards in our quest to be better.

## Introducing Fibrex® Material

One of our most innovative ideas is Fibrex material. This revolutionary composite combines the strength and stability of wood with the low-maintenance features of vinyl. In fact, you might say it's an evolutionary product. Andersen scientists developed the first hollow vinyl window in the U.S. in 1959, and engineered composite window materials in the 1960s and 1970s. In 1992, Andersen perfected composite window technology and patented Fibrex material. Today, Fibrex material is the perfect choice for your new replacement windows.

**Windows Manufactured with Fibrex® Composite Material – a Stronger Solution with Long Lasting Beauty**

### FIBREX® MATERIAL IS A BETTER CHOICE

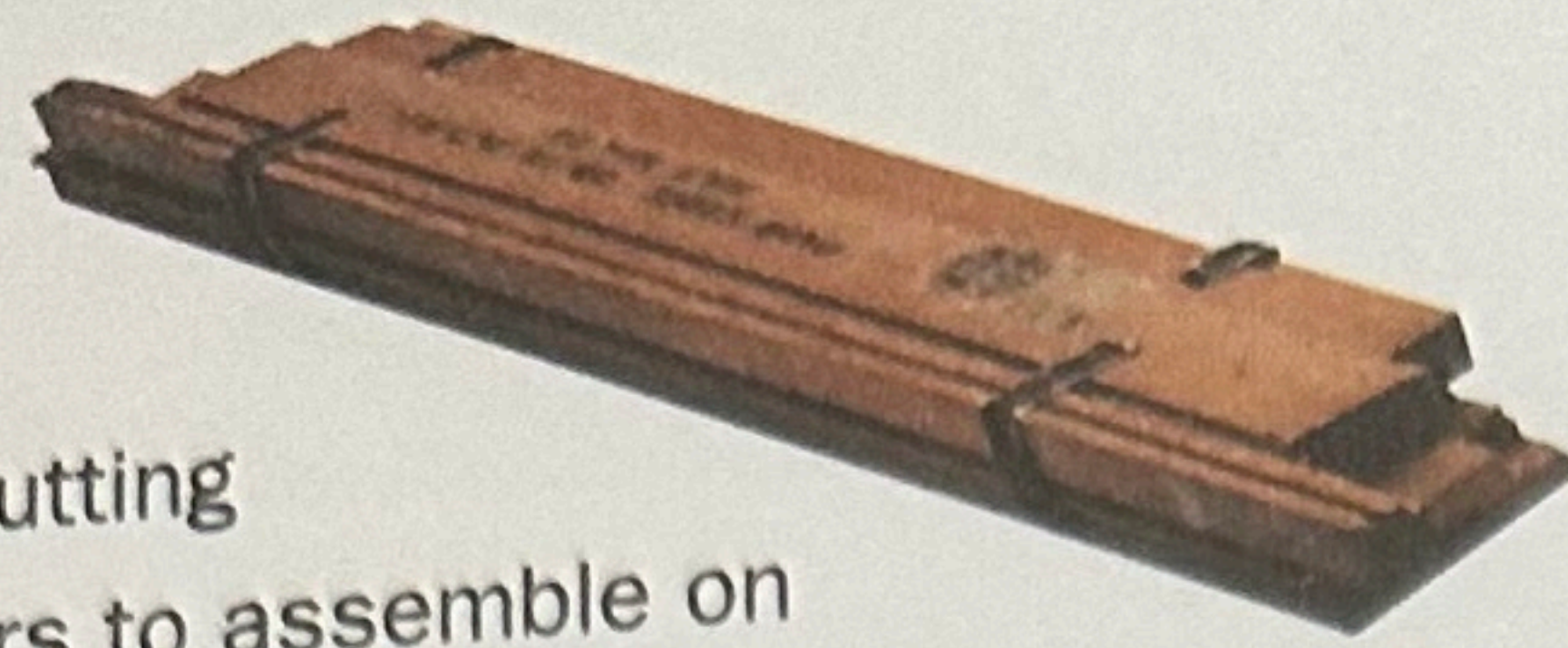
	Fibrex Material	Other Materials
<b>Strength</b>	Because Fibrex® composite material is strong, we can make our sash and frames narrower. Narrower frames mean more glass and more view.	Vinyl frames are known to have a higher expansion/contraction rate and can bow, breaking the glass seal.
<b>Insulation</b>	Fibrex composite material has superior thermal insulating properties. Combined with Andersen® High-Performance Low-E4® glass, this helps your home stay warmer in winter and cooler in summer. You can help save money on your energy bills. Your home feels more comfortable.	Aluminum window frames conduct heat and cold. Heat leaks out of your house in the winter and into your house in the summer.
<b>Low Maintenance</b>	Fibrex composite material never needs scraping or painting. It won't rot, decay, or mold. <sup>1</sup>	Fiberglass frames are painted and may need regular maintenance.
<b>Beauty</b>	Renewal by Andersen® replacement windows preserve the architectural beauty of your home. Frame and sash design reflect the shape and lines of your original windows.  The unique extruded Fibrex composite material can be made into any kind of window – including curved specialty windows.	Most replacement windows have square profiles that may look artificial in your home. Vinyl frame material is often thicker, reducing glass area.  Fiberglass can only be made into straight lineals.
<b>Environmental Responsibility</b>	40% of the raw material by weight used to make Fibrex composite material is clean, reclaimed wood fiber. Reclaimed materials in the manufacturing process can also be reground and reused.	Fiberglass is a thermoset material and cannot be reformed into new profiles.
<b>Warranty</b>	A window is not just glass and some framing material. It's a precise combination of glass, frame, and quality installation. We back it all with a Products and Installation Limited Warranty <sup>1</sup> that is one of the best in the business.	Installation is rarely covered in the written warranty.

<sup>1</sup> See Renewal by Andersen Products and Installation Transferable Limited Warranty for details.



# Fibrex® Composite Material – a Smarter Material with Unmatched Performance

Andersen Corporation was founded in 1903 and soon revolutionized the way windows



**OVER**  
**117**  
**YEARS**  
OF  
Innovation  
AND  
Excellence

were installed by pre-cutting materials for carpenters to assemble on the building site. Over the years, Andersen has introduced many industry firsts. Andersen continues to be a leader in producing products that last longer, look better, and function smoothly for many years.

Over the years, Andersen has proudly introduced industry milestones, including new technologies and methods that made windows and doors last longer, look better, and function as intended for many years. By the 1950s, Andersen's research and development efforts were laying the groundwork for Fibrex® composite material and a brand new way to provide homeowners with beautiful, high quality, and efficient replacement windows.



## 1959

Andersen is the first company to develop a hollow vinyl window in the U.S. but decides it doesn't have enough structural integrity. But the low maintenance feature of the vinyl had possibilities.

## 1968-1978

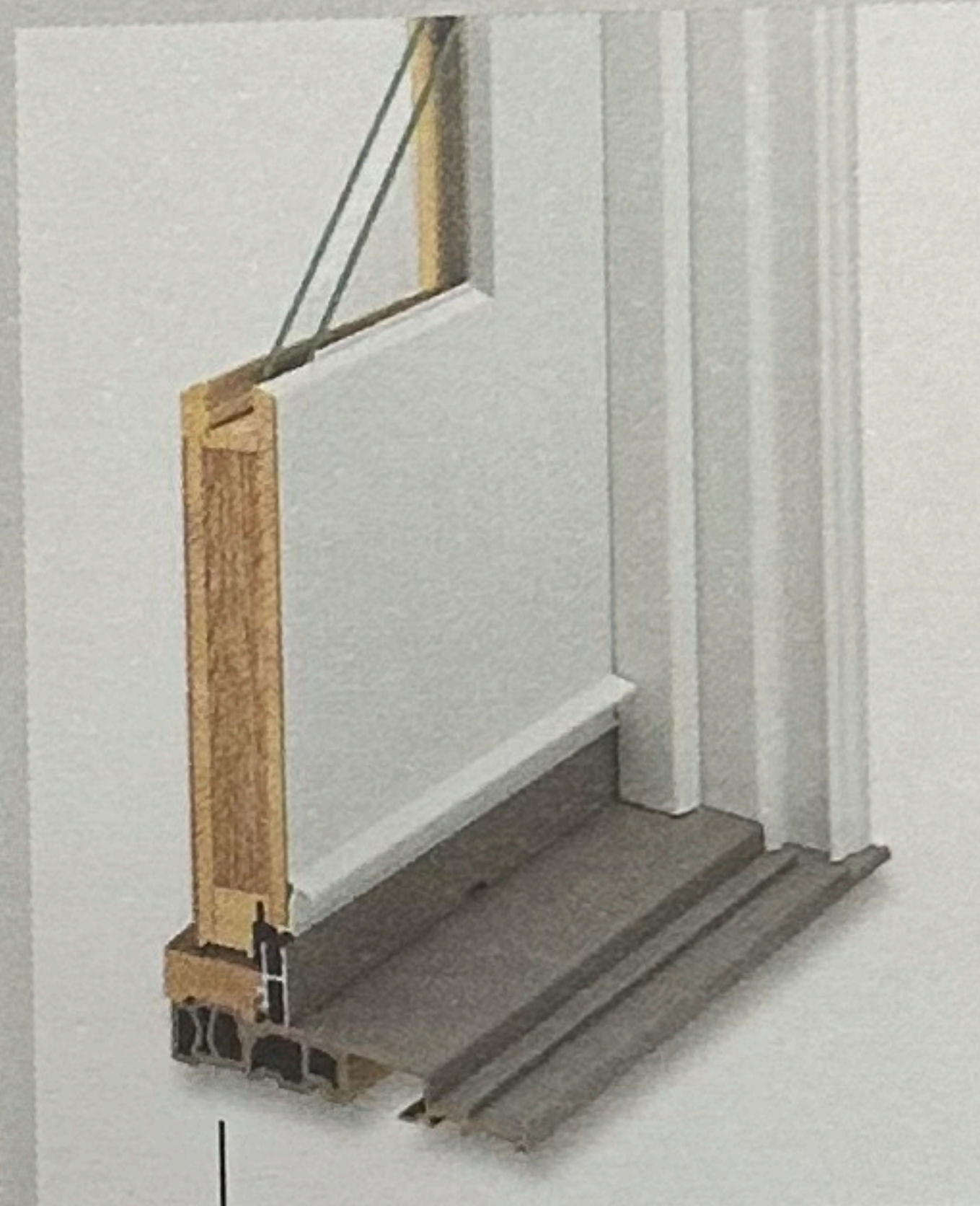
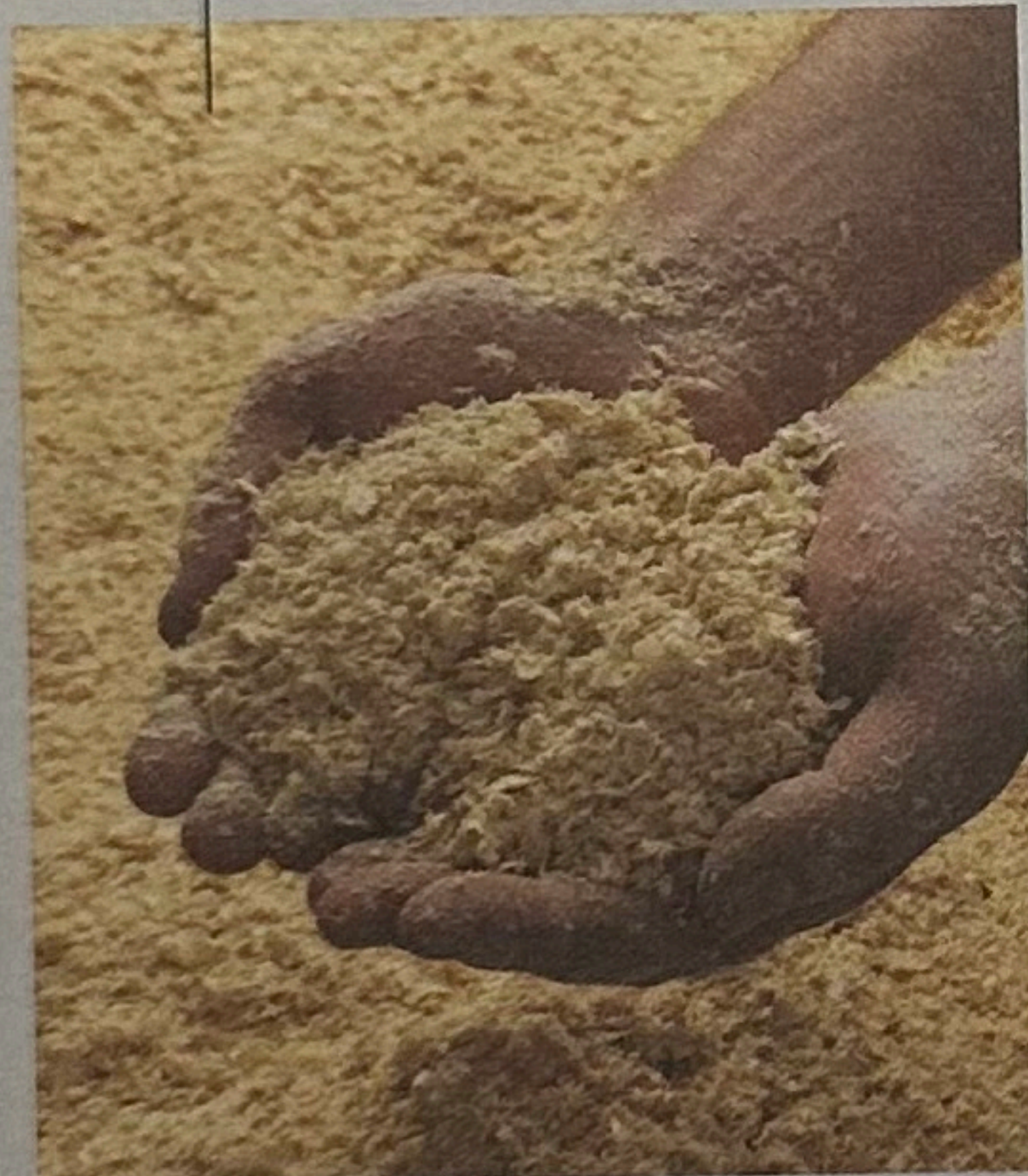
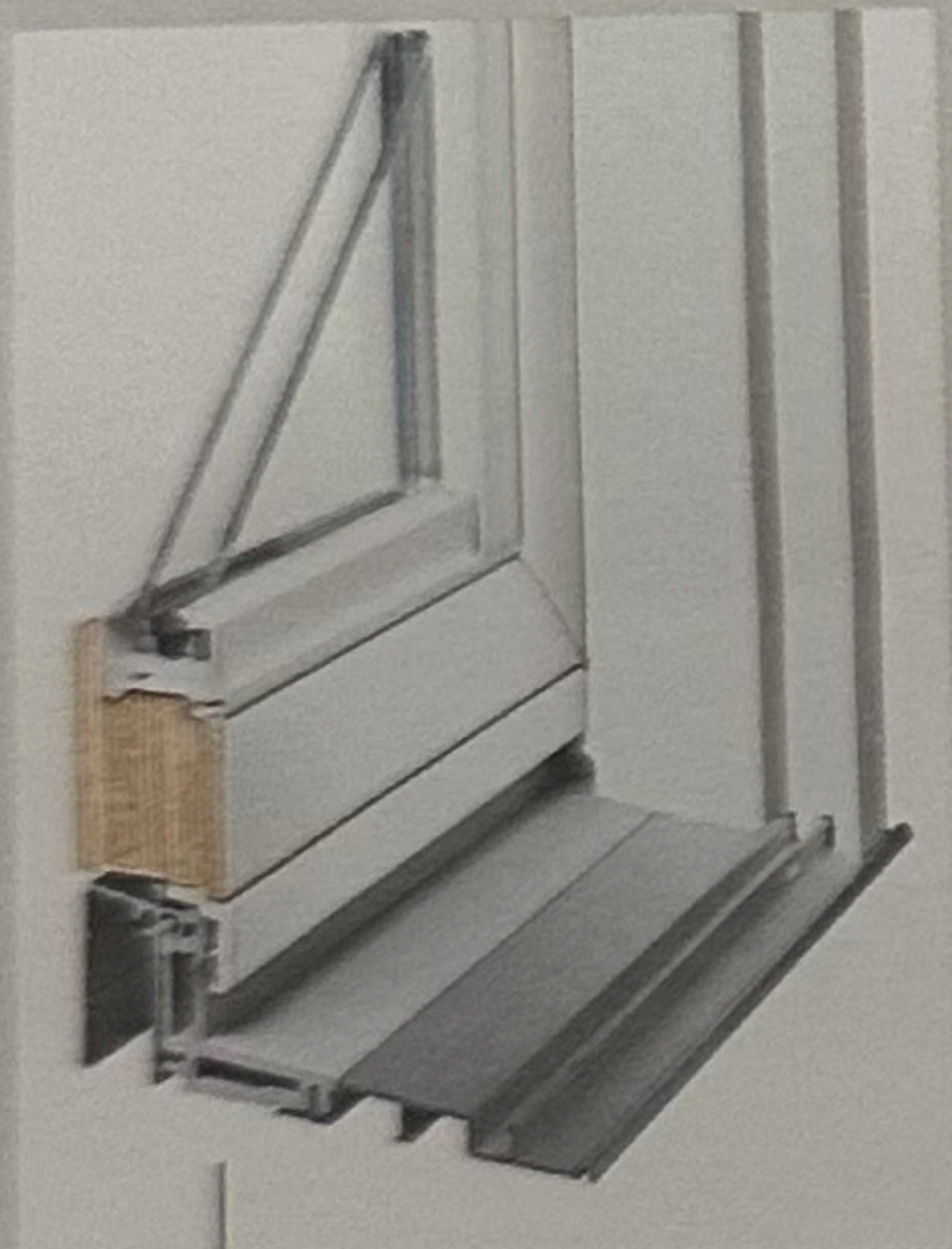
Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden components of the window. Engineered wood – wood pieces combined and pressed together – prove stronger than traditional raw wood.

## 1991

Fibrex® composite material is patented. It combines the best qualities of wood and thermoplastic polymers.

## 1995

Renewal by Andersen is founded. Now one of the largest window replacement companies in the U.S., Renewal by Andersen windows incorporate more than 40 percent reclaimed wood fiber by weight from other window manufacturing operations.



## 1966

Andersen creates the "clad-wood" window and door category. Andersen Research & Development invents a way to weld the corners together for airtight and watertight performance.

## 1970s

Andersen strives to improve the return on its resources by making windows and doors that perform and last. Andersen sees the extra wood created by its manufacturing process as a potential material resource. The company develops a window sash made from reclaimed wood fibers and thermoplastic polymers that performs and weathers well. But manufacturing methods are inefficient until developments are made in the next decade.

## 1993

Fibrex composite material used as a sub-sill component in the Andersen® Frenchwood® hinged patio door. The Fibrex composite material sill is selected for its superior strength and resistance to rot and decay, and performs exceptionally well in this demanding role.

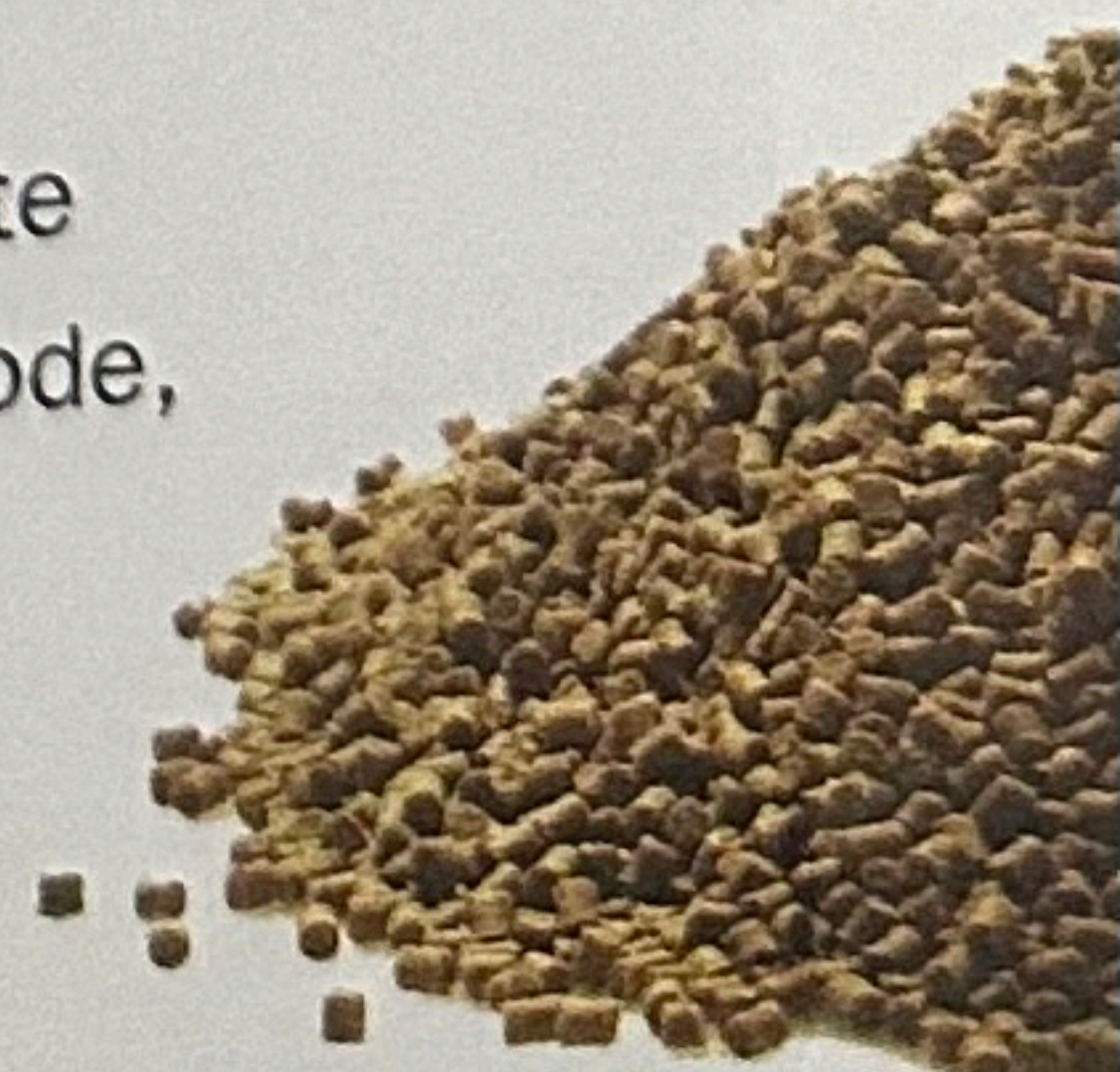
## 2008

Renewal by Andersen® windows achieves the highest SCS certified recycled content of any window replacement company.



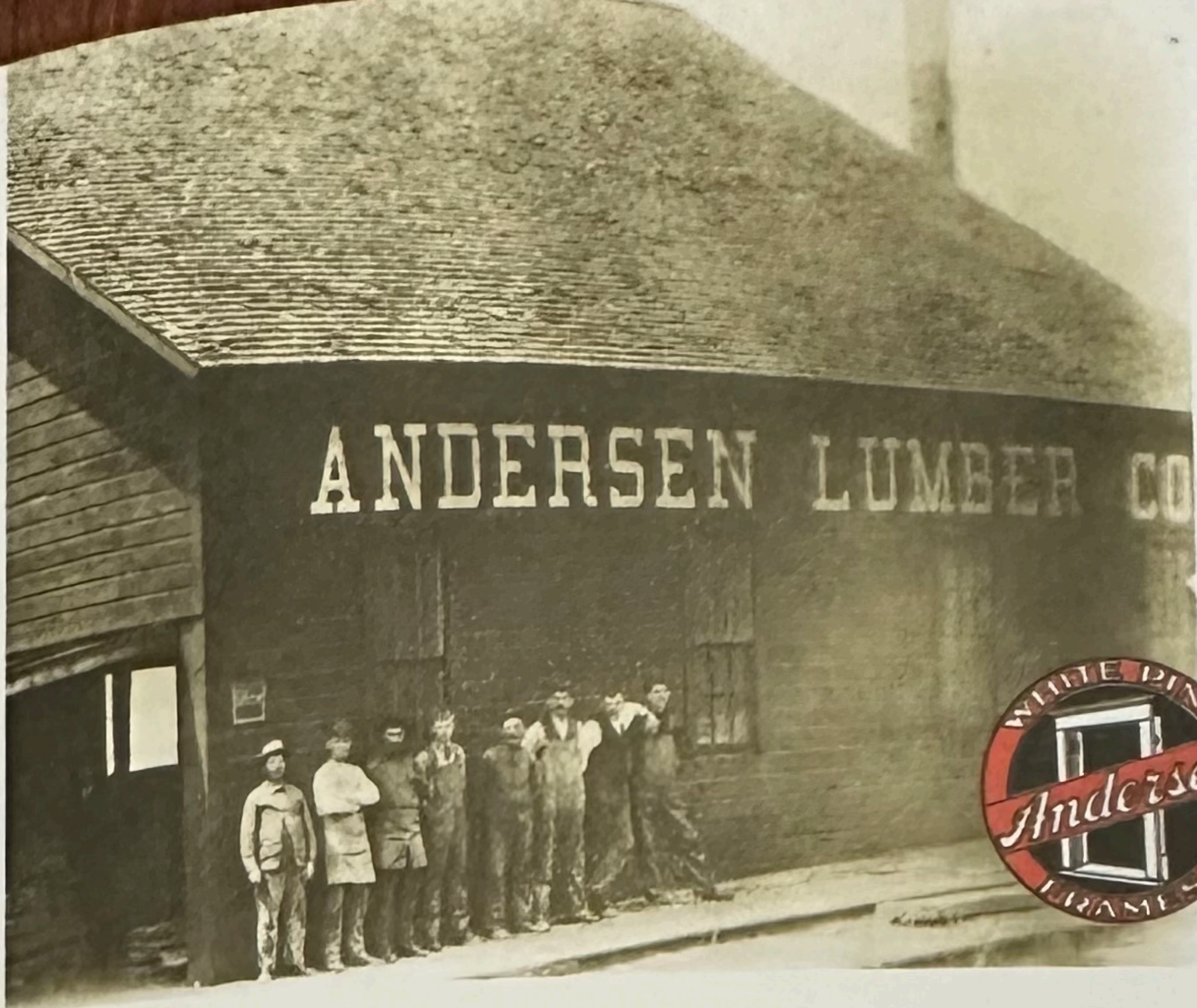
All of our windows are made of Fibrex composite material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found in other window materials such as metal.

Unlike many other window materials, Fibrex composite material won't flake, rust, blister, peel, crack, pit, corrode, or rot.<sup>2</sup> It is also two times stronger than vinyl and resists warping and bowing. Never worry about scraping or painting your windows again.



<sup>2</sup>See Renewal by Andersen Products and Installation Transferable Limited Warranty for details.





## Over 117 Years of Innovation and Excellence

Andersen® products and patents have revolutionized the window and door industry for over 117 years, changing the home construction industry, how homes are designed, and even how we live in our homes.

We are constantly testing and introducing new materials. Heat and cold chambers mimic extreme temperature conditions. Simulating devices produce extremes of dry and wet to test all new products. Windows, hardware, finishes, and packaging materials all undergo testing.

*“You can get environmentally responsible replacement windows that are beautiful and help provide energy savings. We’re proud that our windows have earned SCS Global Services recycled content and indoor air quality certifications, demonstrating our commitment to sustainability.”*

– Troy Barrow  
President, Renewal by Andersen

To this day, Andersen Corporation operates under the core principles founder Hans Andersen put in place over a century ago.



When you purchase Renewal by Andersen® windows, you are purchasing time-tested innovation – and a piece of history that will last for years to come.<sup>2</sup>



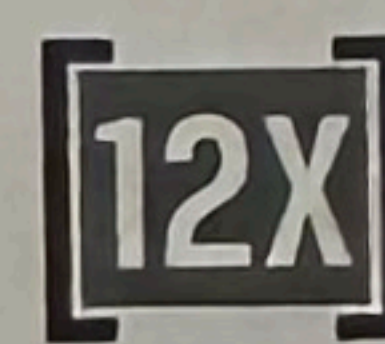
**FIBREX®** MATERIAL | **VASTLY SUPERIOR TO VINYL.**



**FIBREX® MATERIAL WILL NOT CRACK, PIT, CORRODE OR ROT<sup>2</sup>**



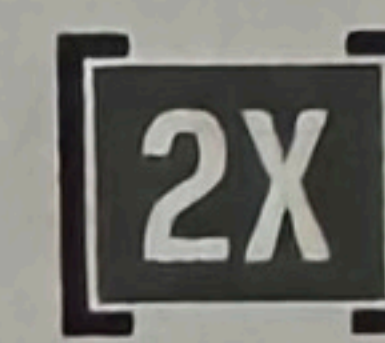
**SUPERIOR SCRATCH RESISTANCE. FIBREX® MATERIAL VS. PAINTED VINYL<sup>3</sup>**



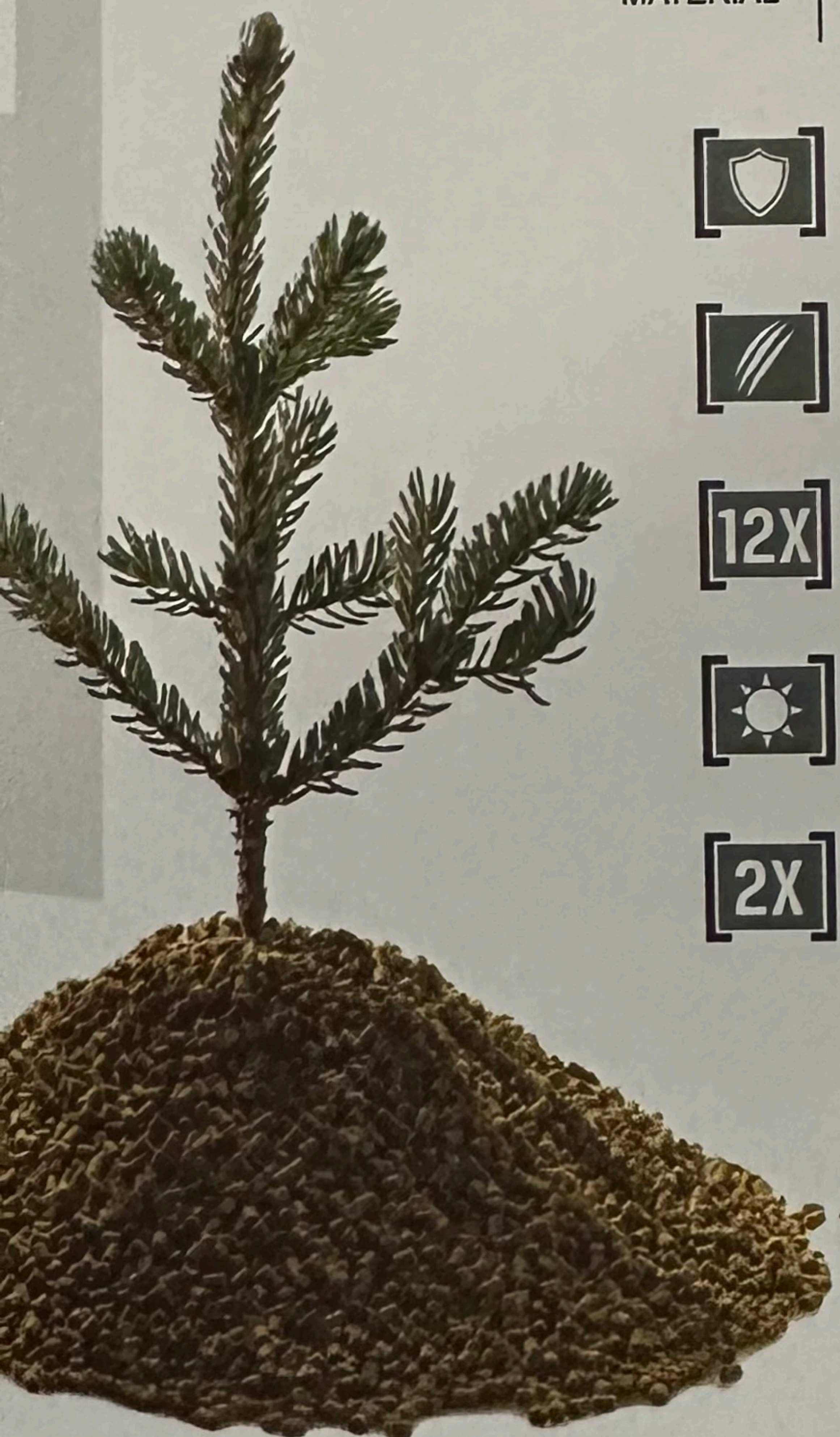
**FIBREX® MATERIAL FINISH IS 12 TIMES THICKER THAN PAINTED VINYL FINISH<sup>3</sup>**



**FIBREX® MATERIAL ENDURES EXTREME HEAT**



**FIBREX® MATERIAL HAS DOUBLE THE STRENGTH OF VINYL**



**The Better Way to a Better Window®**

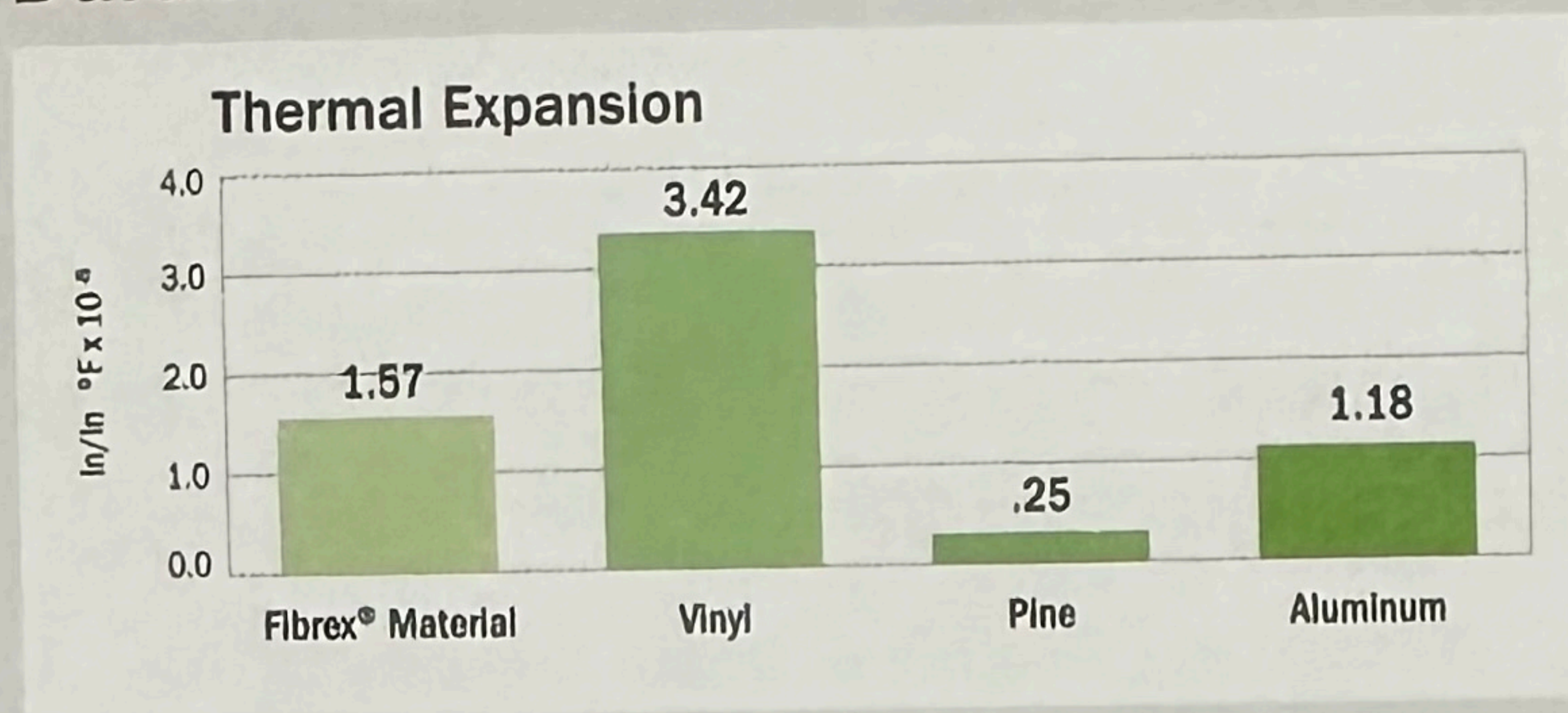
<sup>2</sup> See Renewal by Andersen Products and Installation Transferable Limited Warranty for details. <sup>3</sup> When Renewal by Andersen® products were tested against five leading competitors' painted vinyl window products.



# The "Material" Difference

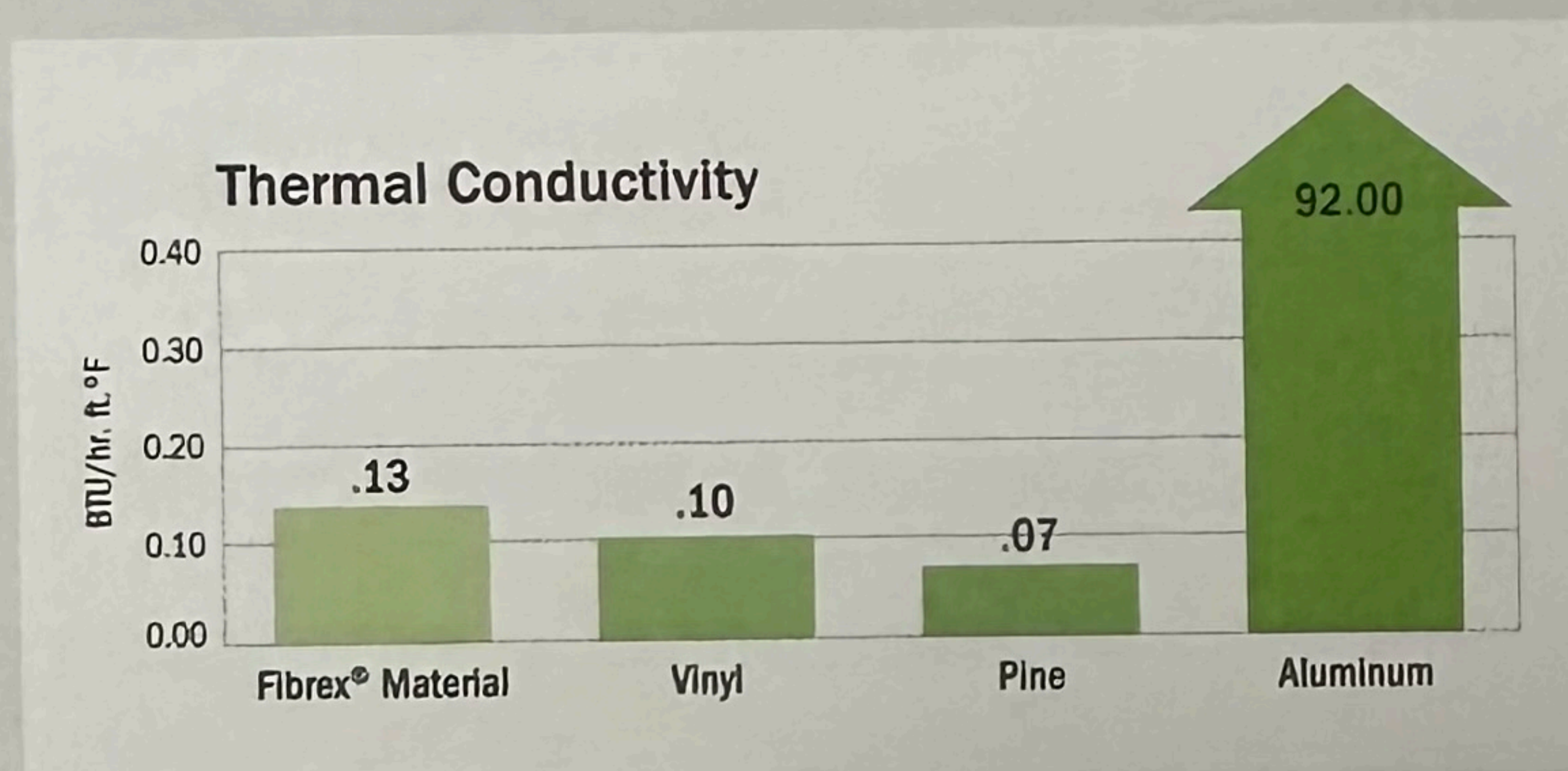
Consider all you expect windows to do for your home. Fibrex® composite material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance, and beauty of windows, Fibrex composite material performs well compared to vinyl, aluminum, fiberglass, and wood. Take a look and we think you'll agree – replacement windows made of Fibrex composite material are the right choice for your home.

## Durable and Reliable



Fibrex composite material is durable and reliable, and – like wood, fiberglass, and aluminum – it expands and contracts very little. However, vinyl can expand and contract significantly. Vinyl may cause cracks, bowing, and air or water leaks. Windows made of Fibrex composite material will perform better in winter and summer than windows made of vinyl.

## An Excellent Insulator

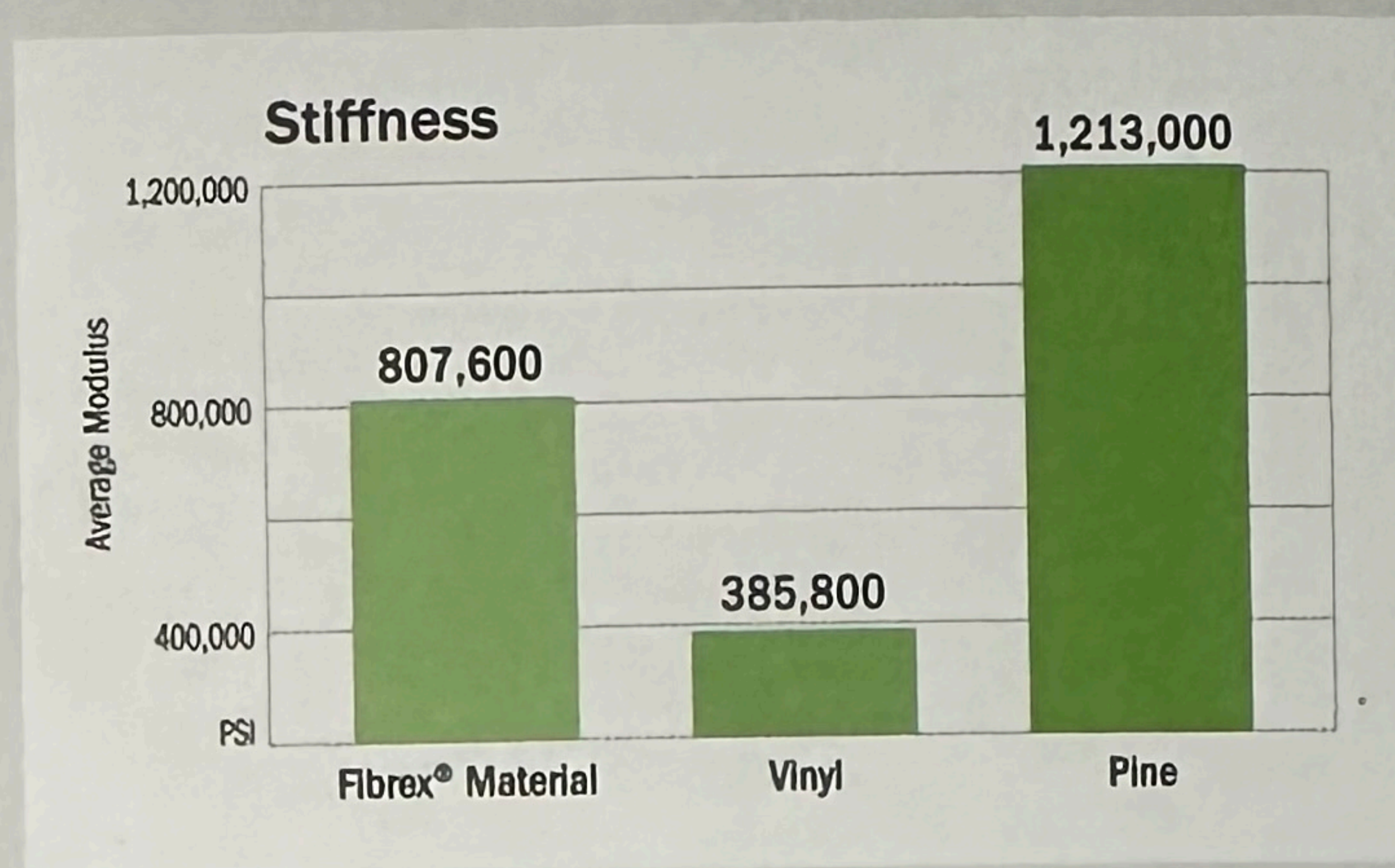


Fibrex composite material has excellent insulating properties on par with wood, vinyl, or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor temperatures to chill window areas inside. Fibrex composite material insulates about 700 times better than aluminum.

## The Process Is Easy

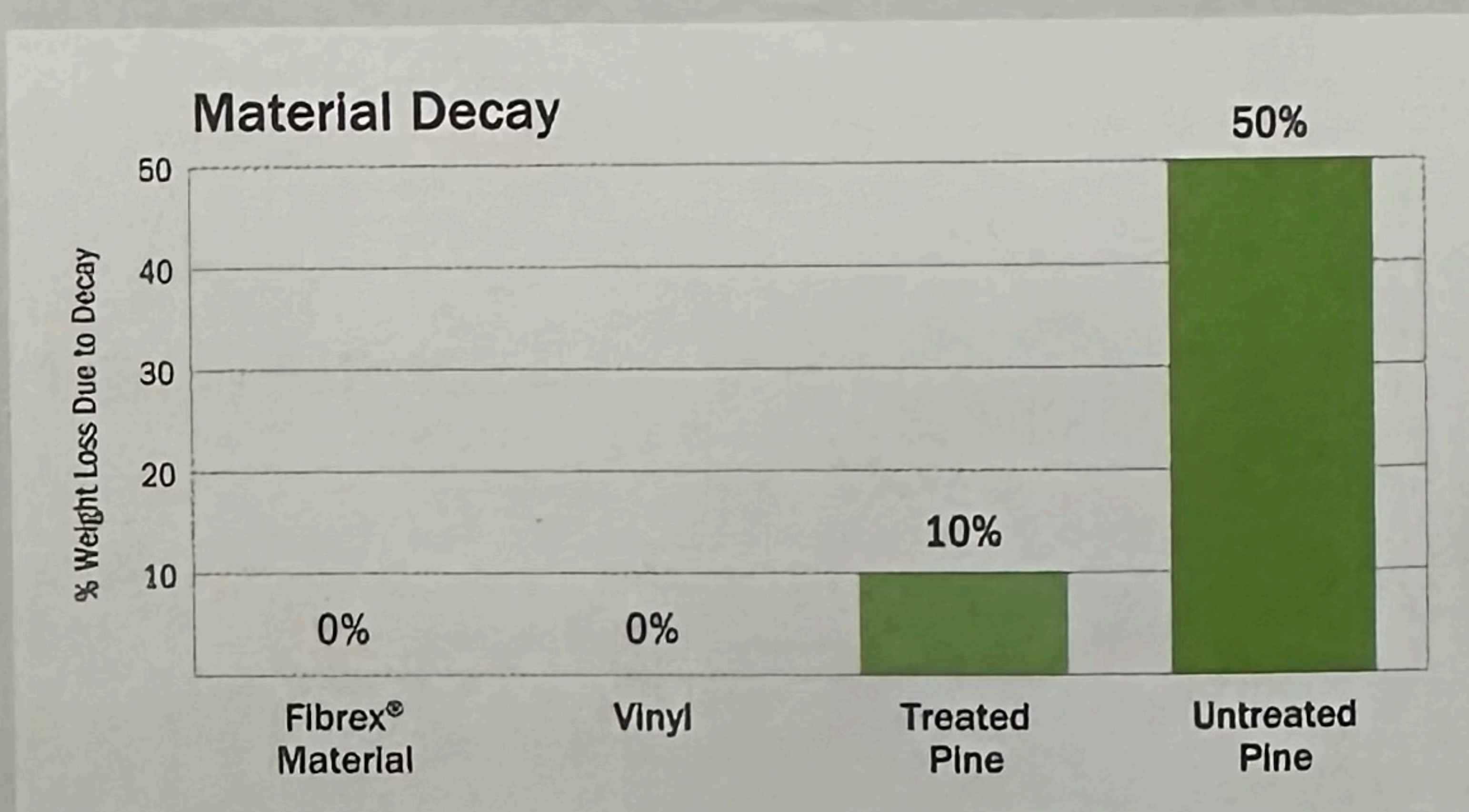
Visit [renewalbyandersen.com](http://renewalbyandersen.com) or call your local Renewal by Andersen showroom for a free in-home or no-contact consultation.

## Stable and Predictable



Fibrex composite material is twice as stable and rigid as vinyl. Wood's average stiffness is higher, but it's less predictable than Fibrex composite material because of wood's natural variations like grain, knots, and moisture content. Fibrex composite material is strong so frames can be made narrower than with other framing materials. Narrower frames mean more glass, and more view. Fibrex composite material can be made into any style of window – including curved specialty windows – and in colors to complement every home.

## Decay Resistant



With Fibrex composite material, a special polymer formulation surrounds and coats each wood fiber in the manufacturing process, providing exceptional resistance to rot and fungal growth. Renewal by Andersen's windows, made with Fibrex composite material, never need scraping or painting because they are warranted not to flake, rust, blister, peel, crack, pit, or corrode.<sup>1</sup>



The Better Way to a Better Window®









129

POST











129

POST

















**DBA: RENEWAL BY ANDERSEN OF MADISON**  
 Legal Name: Waunakee Remodeling  
 DC-059501474  
 1001 Frank H St. | Waunakee, WI 53597  
 Phone: 608-849-5155 | Fax: (null) | contracts@waunakeeremodeling.com

**Nicole Hutchins**  
 129 W Liberty St  
 Evansville, WI 53536  
 H: (608)469-3798

# Thank you for your order

Please find, enclosed for your convenience, the contents of your agreement with Waunakee Remodeling d/b/a Renewal By Andersen of Madison

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# Agreement Document and Payment Terms

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**Nicole Hutchins**

129 W Liberty St

Evansville, WI 53536

H: (608)469-3798

Nicole Hutchins

10/08/24

**BUYER(S) NAME**

**CONTRACT DATE**

129 W Liberty St, Evansville, WI 53536

(608)469-3798

**BUYER(S) STREET ADDRESS**

**PRIMARY NUMBER**

**SECONDARY NUMBER**

nhutchins1040@gmail.com

**PRIMARY EMAIL**

**SECONDARY EMAIL**

**NOTES:**

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Waunakee Remodeling d/b/a Renewal By Andersen of Madison("Contractor"), in accordance with the terms and conditions described in this Agreement Document and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Agreement Document, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

<b>TOTAL JOB AMOUNT:</b>	\$39,996	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
<b>DEPOSIT RECEIVED:</b>	\$0		
<b>BALANCE DUE:</b>	\$39,996	Estimated Start: 160	Estimated Completion: 3-5
<b>AMOUNT FINANCED:</b>	\$0		
<b>METHOD OF PAYMENT:</b>	Financing	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

**NOTES:**

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

**YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 10/11/2024 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.**

**SIGNATURE OF SALES PERSON**

**SIGNATURE**

**SIGNATURE**

Justin Blumenthal

Nicole Hutchins

**PRINT NAME OF SALES PERSON**

**PRINT NAME**

**PRINT NAME**





# Itemized Order Receipt

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1001 Frank H St. | Waunakee, WI 53597

Phone: 608-849-5155 | Fax: (null) | contracts@waunakeeremodeling.com

**Nicole Hutchins**

129 W Liberty St

Evansville, WI 53536

H: (608)469-3798

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
	Entry Door/Storm	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1	
	Inserts	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1, All windows to be inserts, except units #206, 207, and 208.	
	Trim	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1, Interior trim on units #206, 207, and 208 to be 3.5" Square Ranch with matching decorative headpieces as currently. Color White.	
	Exterior Cladding	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1, Exterior aluminum cladding for all window units to be "Bronze".	
<b>201</b>	Up Bed Front	24 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
<b>202</b>	Up Bed Front	24 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	





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Phone: 608-849-5155 | Fax: (null) | [contracts@waunakeeremodeling.com](mailto:contracts@waunakeeremodeling.com)

**Nicole Hutchins**

129 W Liberty St

Evansville, WI 53536

H: (608)469-3798

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
203	Up Bed Front	28 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
204	Up Bed Side	24 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
205	Up Bed Side	24 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
206	Up Office Side	58 W 36 H	<b>Window:</b> Acclaim™ Casement Double Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
207	Up Office Side	58 W 36 H	<b>Window:</b> Acclaim™ Casement Double Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	





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**Nicole Hutchins**

129 W Liberty St

Evansville, WI 53536

H: (608)469-3798

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
208	Up Office Back	79 W 36 H	<b>Window:</b> Acclaim™ Casement Double Vented, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
209	Up Bed Back	28 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
210	Up Bed Side	28 W 54 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
211	Up Bath	45 W 22 H	<b>Window:</b> Acclaim™ Gliding Double 1:1 Active / Passive, Base Frame, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, Tempered Glass, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None	
212	Up Bed Side	28 W 54 H	<b>Window:</b>	





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**Nicole Hutchins**

129 W Liberty St

Evansville, WI 53536

H: (608)469-3798

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			<p>Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame, Traditional Checkrail, Exterior Dark Bronze, Interior Dark Bronze, <b>Glass:</b> All Sash: High Performance, No Pattern, <b>Hardware:</b> Dark Bronze, Standard Color Recessed Hand Lift, <b>Screen:</b> TruScene, Full Screen, <b>Grille Style:</b> No Grille, <b>Misc:</b> None</p>	
<p><b>WINDOWS: 12    PATIO DOORS: 0    ENTRY DOORS: 0    SPECIALTY: 0    MISC: 4</b></p>				<p><b>TOTAL \$39,996</b></p>



*Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.*





# YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Esmond Decorative Glass



877.389.0835  
2150 State Route 39  
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: Hutchins Side

Tag: Hutchins Side

Qty: 1

## DETAILS

### Legacy Single Entry Door in FrameSaver Frame

30" Nominal Width

81" Custom Unit Height

Unit Size: 31 9/16" x 81"

Frame Depth: 4 9/16"

2" Standard Brickmold

With Storm Door - Sized to Fit on Brickmold

Right Hand Inswing - Inside Looking Out

### Entry Door

460 Style 20-Gauge Smooth Steel Door

Esmond Decorative Glass with Patina Caming and Low-E (ESM)

Rustic Bronze Inside and Outside

### Hardware

Oil Rubbed Bronze Modern Rectangular Hanover Lever with Deadbolt (2 3/8" Backset)

### Frame

Textured Rustic Bronze Aluminum Frame Cladding

Rustic Bronze Inside Frame

Mill Finish ZAC Auto-Adjusting Threshold (6 3/8" Depth)

Aged Bronze Ball Bearing Hinges

Security Plate

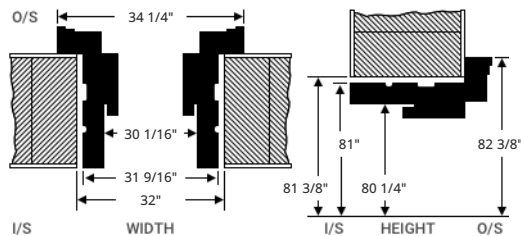
## INFORMATION AND WARNINGS

Glass is offset 1/8" to avoid hardware conflict, please view scale drawing.

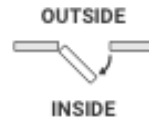
A bronze threshold is available that would be a better compliment to the selected hardware.

15/16" Brickmold Build-Out is likely required to prevent handle interference with the storm door. (The exact interference varies with the selected storm door handle.)

## SIZING



## HANDING



## Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

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

0.30

0.14

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.23

Air Infiltration (cfm/ft2)

<= 0.04





# YOUR PROFESSIONAL-CLASS PRODUCT

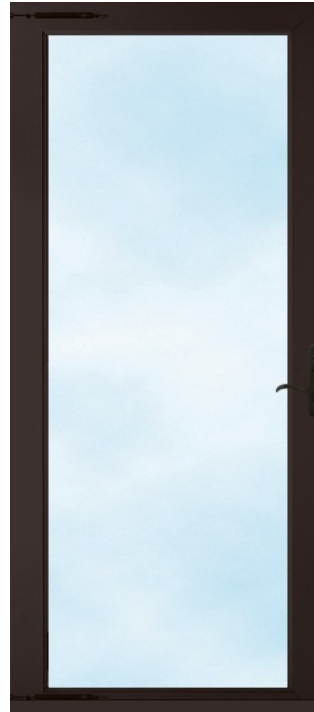
Deluxe Series Storm Door - Model 397 Full View



877.389.0835  
2150 State Route 39  
Sugar Creek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: Hutchins Side

Qty: 1

## DETAILS

- Deluxe 397 Full View
- Custom Opening Size: 30" x 79 5/16"
- Rustic Bronze
- Standard Z-Bar
- Pre-Hung
- Color Matched Leaf Hinge
- Hinge on Right (Viewed from Outside)
- 1" Color Matched Bottom Expander
- Aged Bronze Sierra Mortise Handleset (DH278) LockB (DH277)
- Assign a Random Key Number
- Handleset Prep at Standard Location (39") on Left (Viewed from Outside)
- Color Matched Dual Closers (1) Easy-Set (1) Regular (DH307-44)
- Standard Sash
- Clear Glass
- Full Screen with BetterVue Screen Mesh
- With Screen Stabilizer Bar

### SIZING

- Custom Opening Size: 30" x 79 5/16"
- Minimum Opening Size: 29 3/4" x 79 1/16"
- Maximum Opening Size: 30 1/8" x 79 15/16"
- Unit Size (Inside Z-Bar): 29 19/32" x 79"
- Tip-to-Tip (Outside Z-Bar): 31 3/4" x 80 1/8"
- Leaf Hinge Locations: 7 1/4", 28 1/8", 49 1/16", 70"
- Slab Size: 29 1/8" x 78 3/8"

### HANDING

Hinge on the Right  
Outside Looking In

### Installation Instructions



### ENERGY

ENERGY PERFORMANCE RATINGS  
U-Factor (U.S./I-P)      Solar Heat Gain Coefficient

1.04      0.86

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance      Total UV  
1.90      0.73





**DBA: RENEWAL BY ANDERSEN OF MADISON**  
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**Nicole Hutchins**  
 129 W Liberty St.  
 Evansville, WI 53536  
 Year Built: 1910  
 H: (608)469-3798

# Thank you for your order

Please find, enclosed for your convenience, the contents of your agreement with Waunakee Remodeling d/b/a Renewal By Andersen of Madison

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Evansville, WI 53536

Year Built: 1910

H: (608)469-3798

Nicole Hutchins

01/22/25

**BUYER(S) NAME**

**CONTRACT DATE**

129 W Liberty St., Evansville, WI 53536

(608)469-3798

**BUYER(S) STREET ADDRESS**

**PRIMARY NUMBER**

**SECONDARY NUMBER**

nhutchins1040@gmail.com

**PRIMARY EMAIL**

**SECONDARY EMAIL**

**NOTES:**

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Waunakee Remodeling d/b/a Renewal By Andersen of Madison("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

<b>TOTAL CONTRACT PRICE:</b>	\$12,151	By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.	
<b>DOWN PAYMENT:</b>	\$4,000		
<b>BALANCE DUE:</b>	\$8,151	Estimated Start: 160	Estimated Completion: 4-6
<b>AMOUNT FINANCED:</b>	\$0		
<b>METHOD OF PAYMENT:</b>	Credit Card	We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.	

**NOTES:**

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

**YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 01/25/2025 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.**

**SIGNATURE OF SALES PERSON:**

**SIGNATURE OF CUSTOMER 1:**

**SIGNATURE OF CUSTOMER 2:**

Justin Blumenthal

Nicole Hutchins

**PRINT NAME OF SALES PERSON**

**PRINT NAME**

**PRINT NAME**





# Itemized Order Receipt

**DBA: RENEWAL BY ANDERSEN OF MADISON**

Legal Name: Waunakee Remodeling

DC-059501474

1001 Frank H St. | Waunakee, WI 53597

Phone: 608-849-5155 | Fax: (null) | contracts@waunakeeremodeling.com

**Nicole Hutchins**

129 W Liberty St.

Evansville, WI 53536

Year Built: 1910

H: (608)469-3798

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
	Dining	0 W 0 H	<b>Misc:</b> Misc, All Job Miscellaneous Charges, Provia Entry Door, Quantity 1, Waunakee Remodeling will have our Technician professionally measure all doors for ordering. We will remove door(s) indicated & inspect the opening for any rot or decay. Furnish & install ProVia® door(s) as indicated in the detailed specs attached. Price includes all labor, materials, permits, insurance, clean up and proper disposal/recycling.	
	Front Entry	0 W 0 H	<b>Misc:</b> Misc, All Job Miscellaneous Charges, Provia Storm Door, Quantity 1, Waunakee Remodeling will have our Technician professionally measure all doors for ordering. We will remove door(s) indicated & inspect the opening for any rot or decay. Furnish & install ProVia® storm door(s) as indicated in the detailed specs attached. Price includes all labor, materials, permits, insurance, clean up and proper disposal/recycling.	
	Clad Exterior	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1, All exterior openings on first floor to be clad in aluminum, color "Bronze", except back dining room and kitchen windows (front dining room is included, 3 units total). 9 additional units total, 1 being the front entry door.	
	Trim	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1, Windows #101 and #102 are INSERTS (not replacing interior trim). Interior trim, including decorative headpiece on back entry door is to be REUSED.	
	Timing	0 W 0 H	<b>Misc:</b> Misc, All Unit Miscellaneous Charges, General Misc. Charge, Quantity 1, This contract is to be installed in conjunction with original contract signed on 10/8/24. This contract is 160 days out from today, 1/22/25. Therefore, original contract days out is to be increased by 100 days.	





# Itemized Order Receipt

**DBA: RENEWAL BY ANDERSEN OF MADISON**

Legal Name: Waunakee Remodeling

DC-059501474

1001 Frank H St. | Waunakee, WI 53597

Phone: 608-849-5155 | Fax: (null) | contracts@waunakeeremodeling.com

**Nicole Hutchins**

129 W Liberty St.

Evansville, WI 53536

Year Built: 1910

H: (608)469-3798

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:		
101	Bathroom	42 W 70 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Dark Bronze Interior Dark Bronze <b>Glass:</b> All Sash: High Performance, No Pattern Tempered Glass <b>Hardware:</b> Dark Bronze Standard Color Extra Lock Standard Color Recessed Hand Lift <b>Screen:</b> TruScene Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> None			
102	Down Bath Back	30 W 36 H	<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Base Frame Traditional Checkrail Exterior Dark Bronze Interior Dark Bronze <b>Glass:</b> All Sash: High Performance, No Pattern Tempered Glass <b>Hardware:</b> Dark Bronze Standard Color Recessed Hand Lift <b>Screen:</b> TruScene Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> None			
<b>WINDOWS: 2</b>	<b>PATIO DOORS: 0</b>	<b>ENTRY DOORS: 0</b>	<b>SPECIALTY: 0</b>	<b>MISC: 5</b>	<b>PROJECT TOTAL</b>	<b>\$12,151</b>



*Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.*





# YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



800.669.4711  
2150 State Route 39  
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: Hutchins Back  
Tag: Hutchins Back  
Qty: 1

## DETAILS

### Legacy Single Entry Door in FrameSaver Frame

36" x 80" Nominal Size

Unit Size: 37 9/16" x 81 11/16"

Frame Depth: 4 9/16"

2" Standard Brickmold

Left Hand Inswing - Inside Looking Out

460 Style 20-Gauge Smooth Steel Door

Comfortech DLA

Plugged Trim

Rustic Bronze Inside and Outside

### Hardware

Oil Rubbed Bronze Modern Rectangular Hanover Lever with Deadbolt

Key Order Alike

### Frame

Textured Rustic Bronze Aluminum Frame Cladding

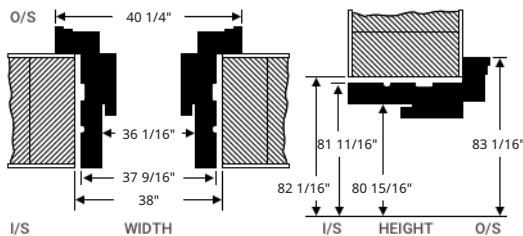
Rustic Bronze Inside Frame

Bronze ZAC Auto-Adjusting Threshold (5 5/8" Depth)

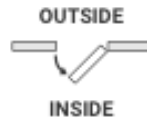
Aged Bronze Ball Bearing Hinges

Security Plate

## SIZING



## HANDING



## Installation Instructions



## ENERGY

### ENERGY PERFORMANCE RATINGS

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

0.29                              0.16

### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.28                              -

Air Infiltration (cfm/ft2)

<= 0.04



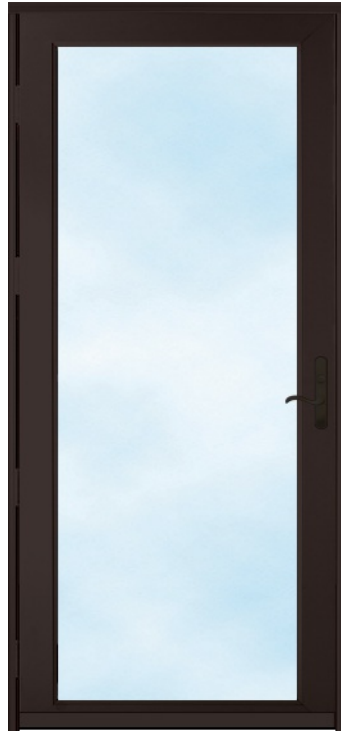


# YOUR PROFESSIONAL-CLASS PRODUCT

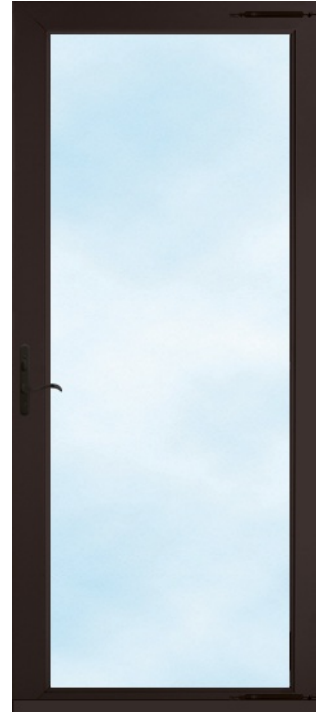
Deluxe Series Storm Door - Model 397 Full View



800.669.4711  
2150 State Route 39  
Sugar Creek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: Hutchins Front

Tag: Hutchins Front

Qty: 1

## DETAILS

Deluxe 397 Full View

Custom Opening Size: 36" x 84"

Rustic Bronze

Standard Z-Bar

Pre-Hung

Color Matched Leaf Hinge

Hinge on Left (Viewed from Outside)

1" Color Matched Bottom Expander

Aged Bronze Sierra Mortise Handleset (DH278) LockB (DH277)

Assign a Random Key Number

Handleset Prep at Standard Location (39") on Right (Viewed from Outside)

Color Matched Dual Closers (DH220-44)

Standard Sash

Clear Glass

Full Screen with BetterVue Screen Mesh

With Screen Stabilizer Bar

### SIZING

Custom Opening Size: 36" x 84"

Minimum Opening Size: 35 3/4" x 83 13/16"

Maximum Opening Size: 36 1/8" x 84 11/16"

Unit Size (Inside Z-Bar): 35 19/32" x 83 3/4"

Tip-to-Tip (Outside Z-Bar): 37 3/4" x 84 7/8"

Leaf Hinge Locations: 7 1/4", 29 3/4", 52 1/4", 74 3/4"

Slab Size: 35 1/8" x 83 1/8"

### HANDING

Hinge on the Left  
Outside Looking In

Installation Instructions



### ENERGY

#### ENERGY PERFORMANCE RATINGS

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

1.04

0.86

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

Total UV

0.90

0.73