

## 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, March 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 February 19, 2025 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
  - A. 129 W Liberty – Replace 2 Windows with Wood Composite, Replace Side Entry and Storm Door (HPC-2025-07)
  - B. 33 N Second – Demo Garage (HPC-2025-08)
  - C. 205 W Liberty – Replace Wood Soffit/Fascia with Aluminum (HPC-2025-10)
  - D. 16 E Main – Replace First Floor Window, Doors, Framing, and Trim (HPC-2025-03)
8. Discussion Items
  - A. 33 N Second – Build New Garage (HPC-2025-09)
9. Report of the Community Development Director
10. Correspondence, Comments and Concerns
11. Next Meeting Date: April 16, 2025, 6:00 p.m.
12. Motion to Adjourn.

*-Dan Stephans, Historic Preservation Chair*



**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday, February 19, 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:**

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

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

**4. Motion to waive the reading of the minutes from the January 15th, 2025 meeting and approve them as printed. Motion by Christens, seconded by Corridon, 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. 21 Montgomery Ct – Replace Broken/Missing Basement Windows (HPC-2024-42)**

Applicant Berta Hansen present. Spranger described the project and the communication she had with the applicant and the contractor. Russell Jerge described the project and that some of the storms were missing completely. Jerge showed samples of the engineered wood he would plan to use. The windows would match existing openings and would have vertical grids made of smooth composite wood trim to match existing trim and profile. Stephans expressed that the mullions should be either between the panes or outside, not on the inside as they would not be visible from the street.

**Motion to approve the application with condition that vertical molding be on the outside.**

***Motion by Christens, seconded by Norton, motion carried unanimously.***

**B. 16 E Main St – Restore Windows/Facade (HPC-2025-03)**

Applicant not present. Spranger discussed the application and some confusion there had been over what is being replaced. Commissioners wished for further information prior to approving any window changes

**Motion to approve the rubber membrane roof with further application needed prior to approval of any other work.** ***Motion by Lewis, seconded by Sacker, motion carried unanimously.***

**C. 129 W Liberty St – Replace Original Windows with Wood, Replace Storm Door (HPC-2025-04)**

Applicant Nicole Hutchins present. The applicant described the project and explained which door was being replaced. The proposed replacement windows are wood composite. Only the second-floor windows are being replaced. Only one of the windows being replaced is original.

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

**D. 33 S Third St – Replace Garage Doors (HPC-2025-05)**

Applicant not present. Spranger described the project. The existing door is fiberglass. Stephans expressed that the proposed doors more closely match what is in the neighborhood.

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

**8. Discussion Item**

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

**A. Staff Approved Certificates of Appropriateness**

- i. 20 S First St – Reroof asphalt shingles with same (HPC-2025-06)**

**10. Correspondence, Comments and Concerns**

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

**12. Motion to Adjourn by Sacker, seconded by Christens. 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: <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@wauwauckeremodeling.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>	Historic Property Name: <i>Cyrus B. Morse House</i>
	Owner Address: <i>129 W Liberty St</i>	AHI Number: <i>85090</i>
	<i>Evansville WI 53536</i>	Contributing <input checked="" type="checkbox"/> or N
	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):**

- 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
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>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><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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	









# 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 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

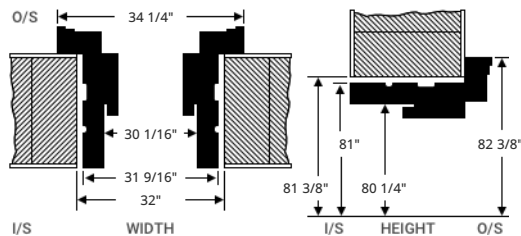
## INFORMATION AND WARNINGS

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

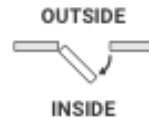
A bronze threshold is available that would be a better compliment to the selected hardware.

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

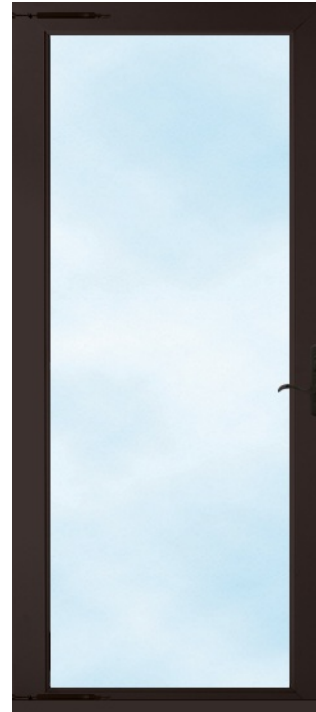
Deluxe Series Storm Door - Model 397 Full View



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
0.90	0.73





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

# Fibrex<sup>®</sup> 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<sup>®</sup> 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<sup>®</sup> Composite Material – a Stronger Solution with Long Lasting Beauty**

### FIBREX<sup>®</sup> MATERIAL IS A BETTER CHOICE

	<b>Fibrex Material</b>	<b>Other Materials</b>
<b>Strength</b>	Because Fibrex <sup>®</sup> 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 <sup>®</sup> High-Performance Low-E4 <sup>®</sup> 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 <sup>®</sup> 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**

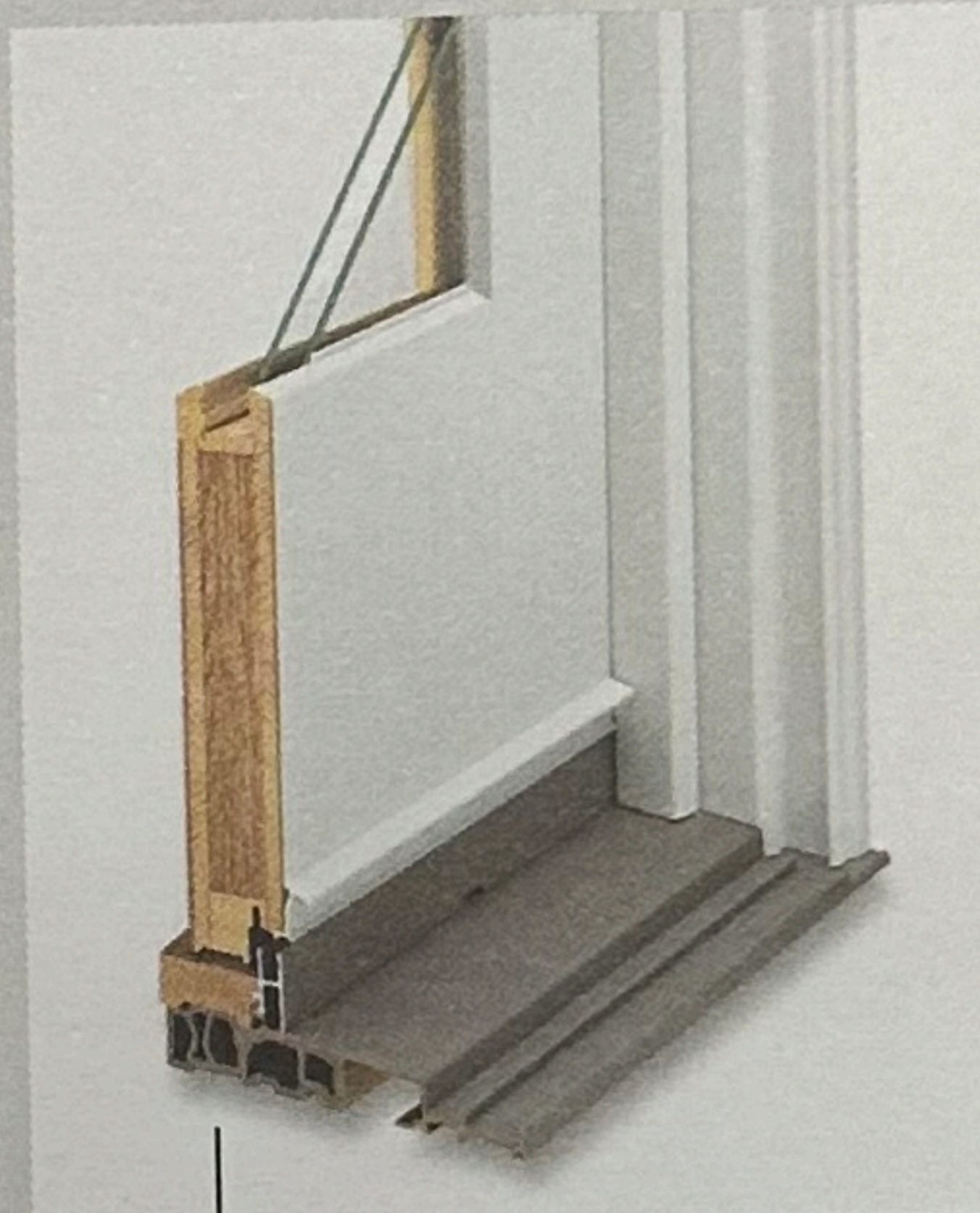
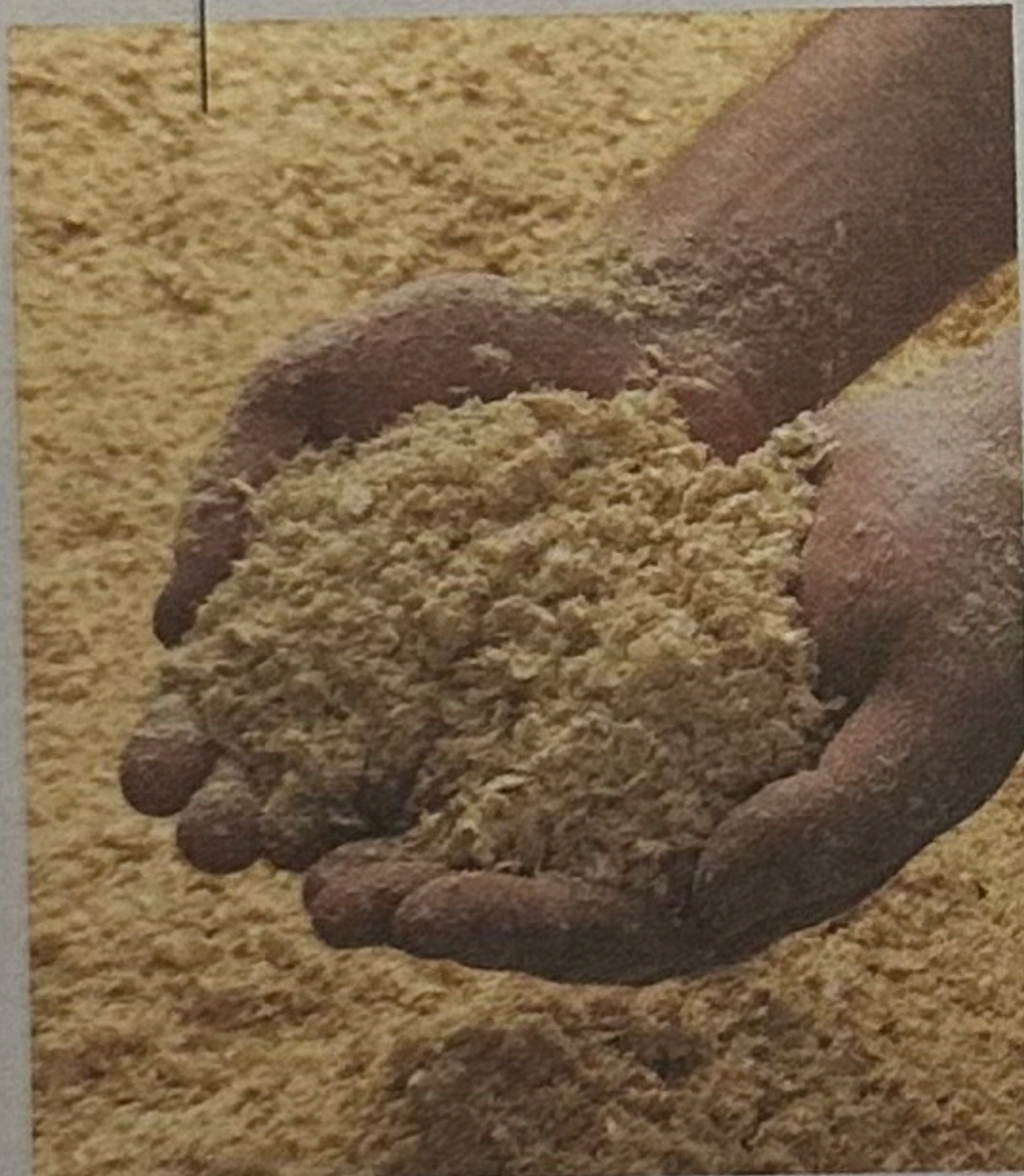
Andersen expands its use of reclaimed wood fibers into pressed wood boards for hidden components of the window. Engineered wood – wood pieces combined and pressed together – prove stronger than traditional raw wood.

**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.

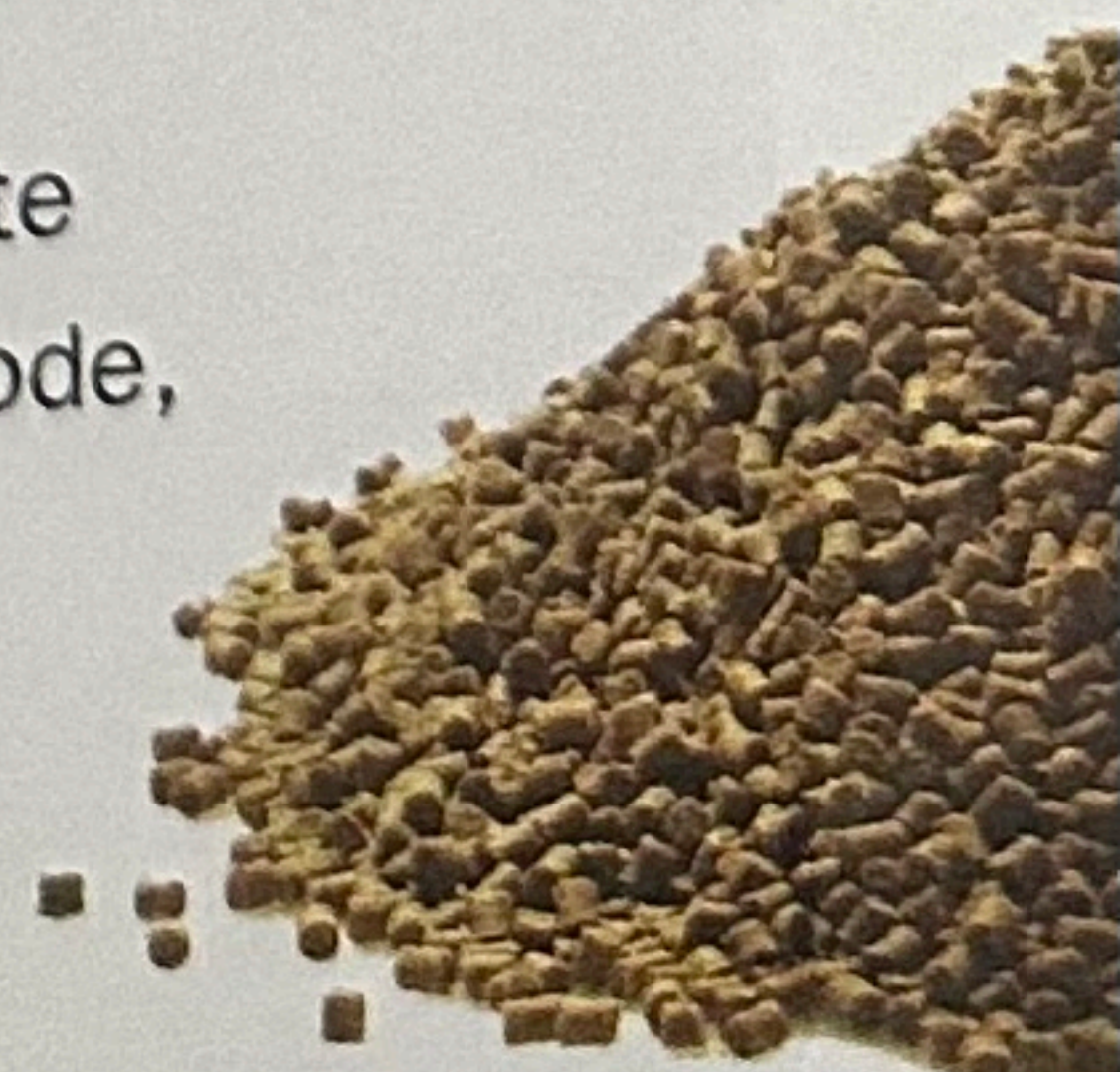
**2008**

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



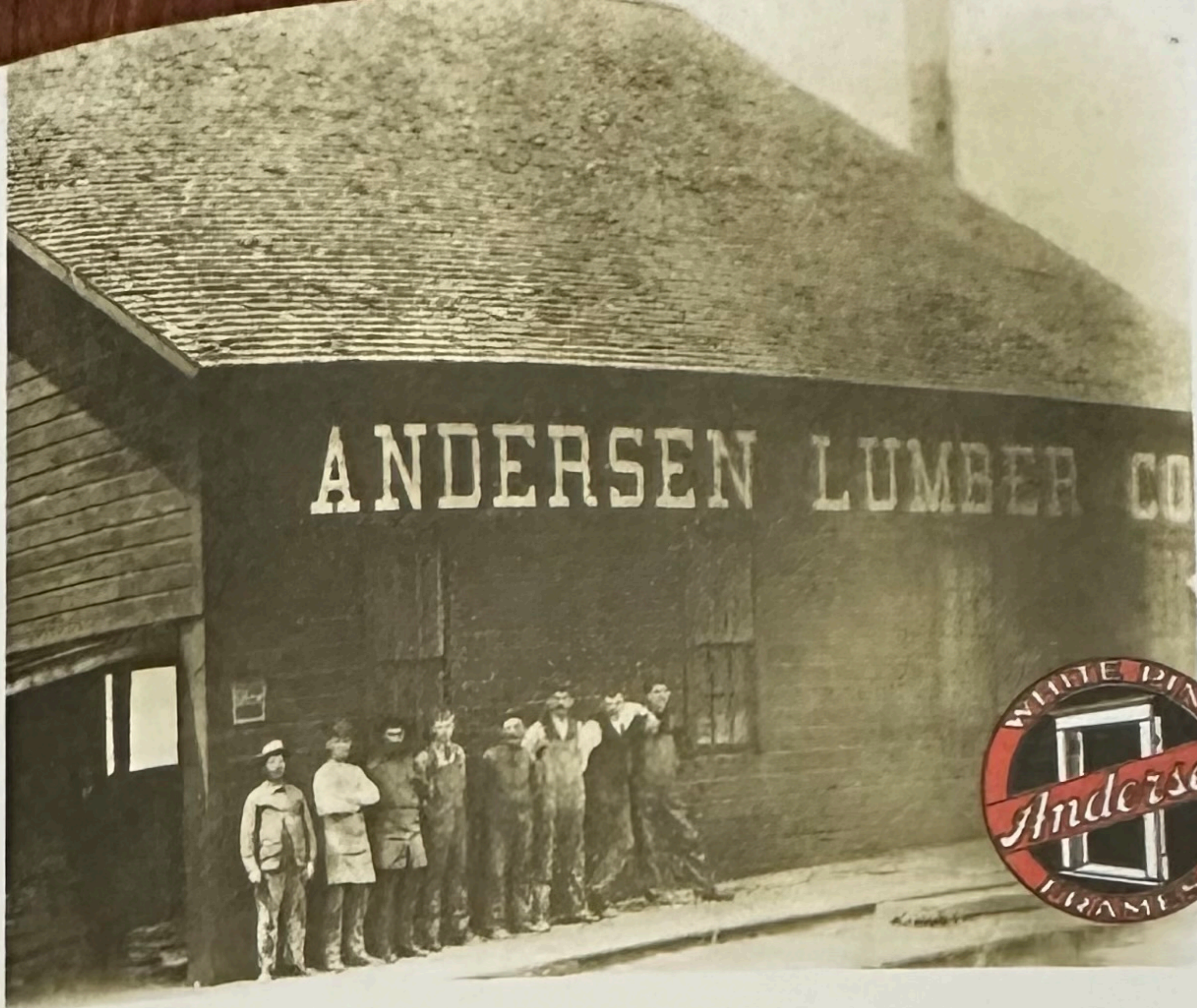
All of our windows are made of Fibrex composite material, a revolutionary composite made from reclaimed wood fiber blended with a polymer. This gives our windows the strength and durability of wood and the low-maintenance features of vinyl, while greatly limiting thermal transmittance that can be found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



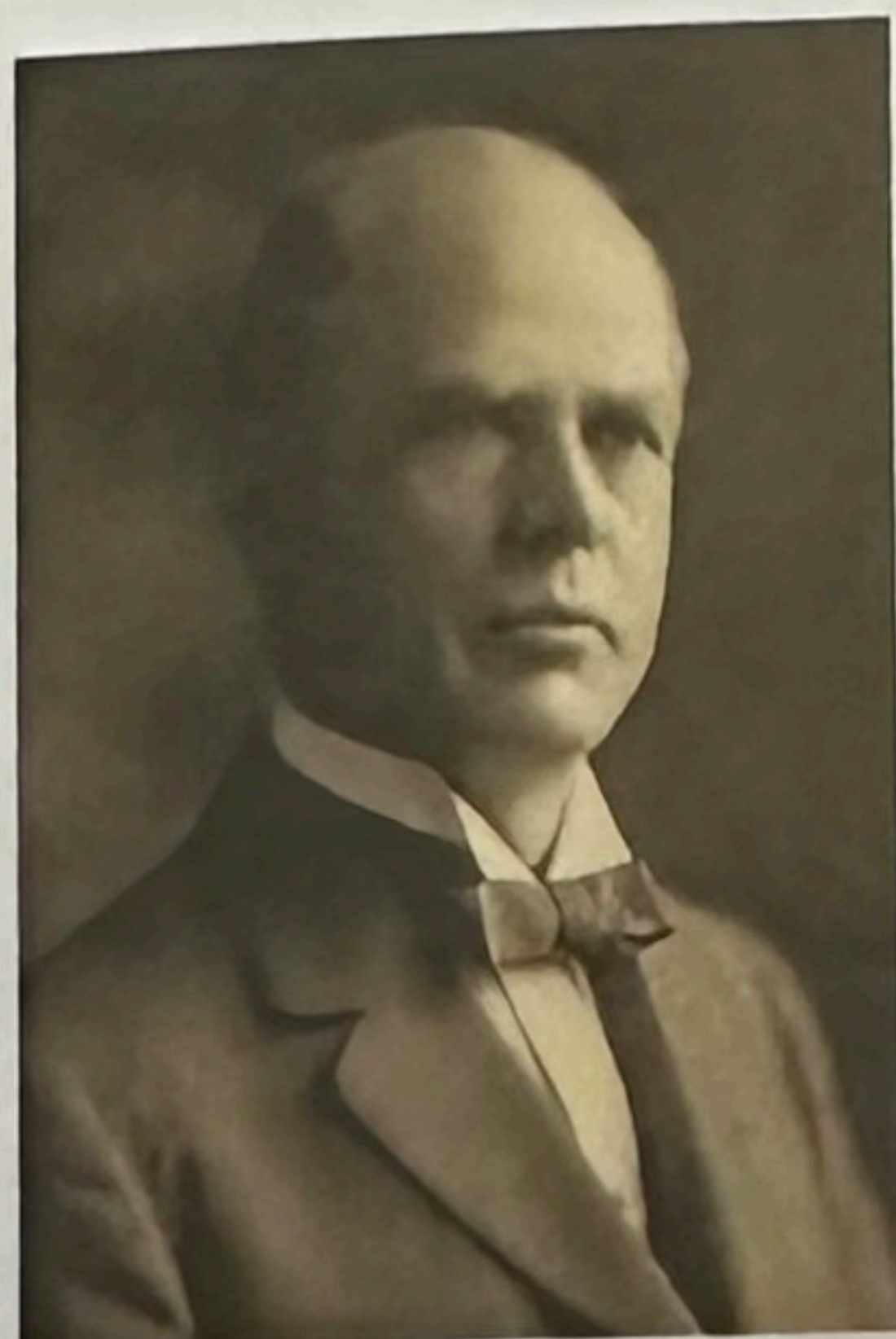


## Over 117 Years of Innovation and Excellence

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.

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>



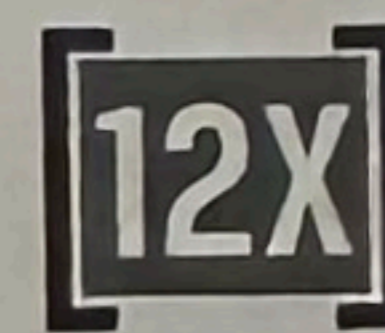
**FIBREX®** MATERIAL | **VASTLY SUPERIOR TO VINYL.**



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



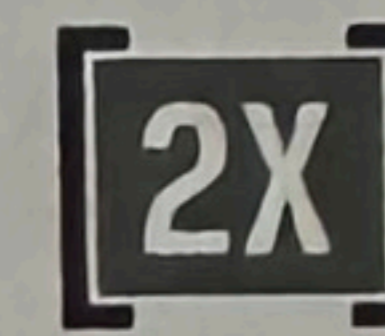
**SUPERIOR SCRATCH RESISTANCE. FIBREX® MATERIAL VS. PAINTED VINYL<sup>3</sup>**



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



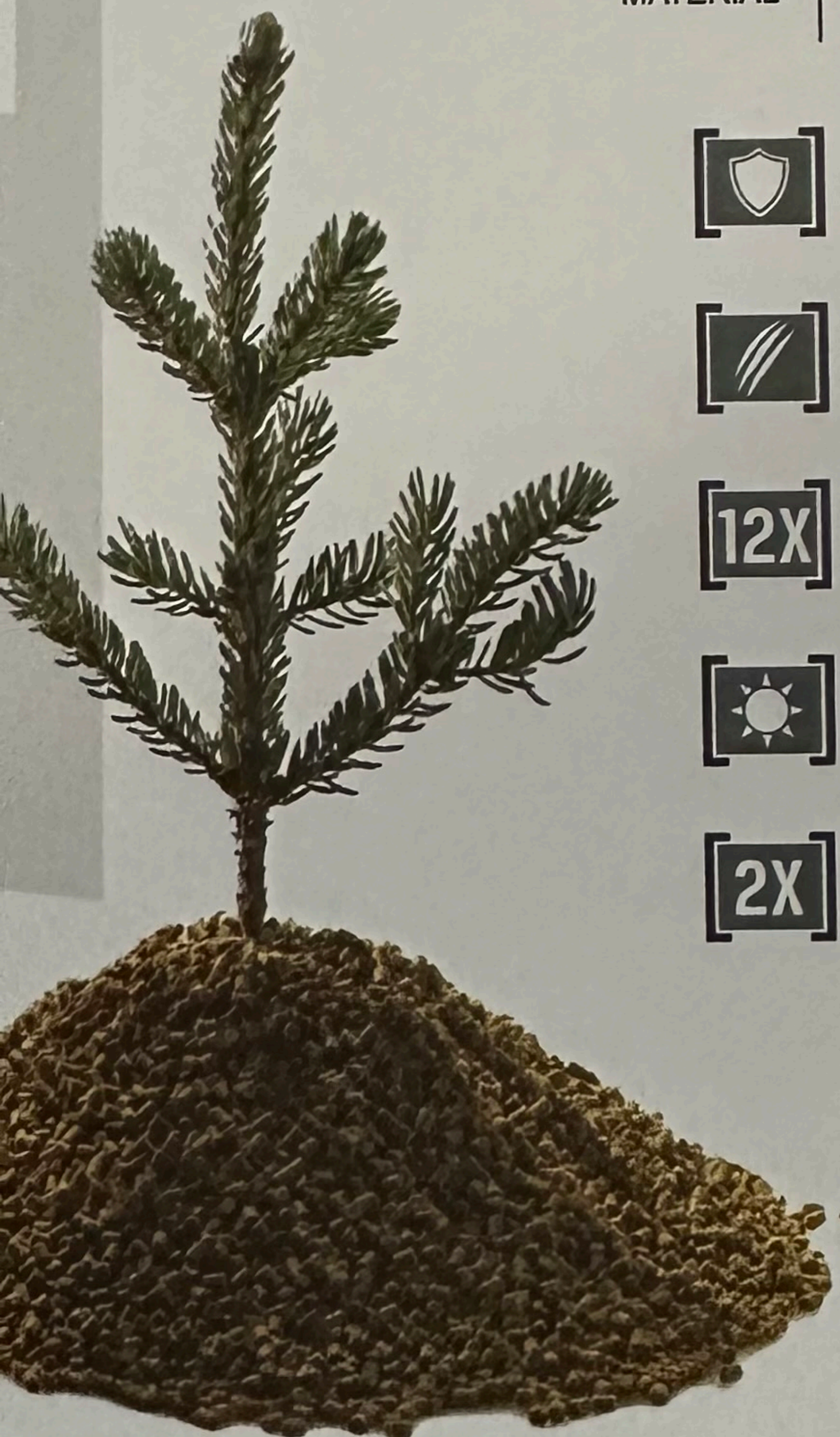
**FIBREX® MATERIAL ENDURES EXTREME HEAT**



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

*“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



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

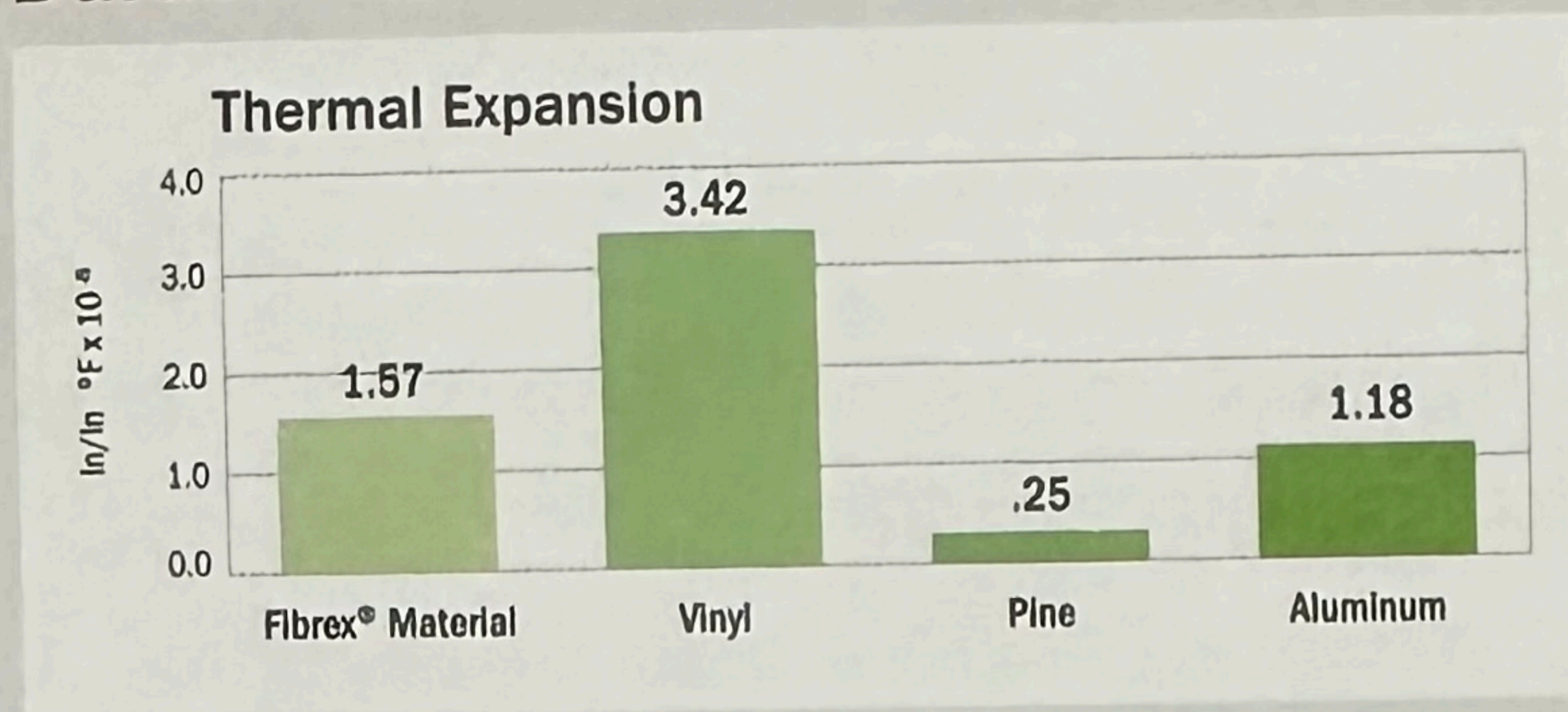
<sup>2</sup> See Renewal by Andersen Products and Installation Transferable Limited Warranty for details. <sup>3</sup> When Renewal by Andersen® products were tested against five leading competitors' painted vinyl window products.



# The "Material" Difference

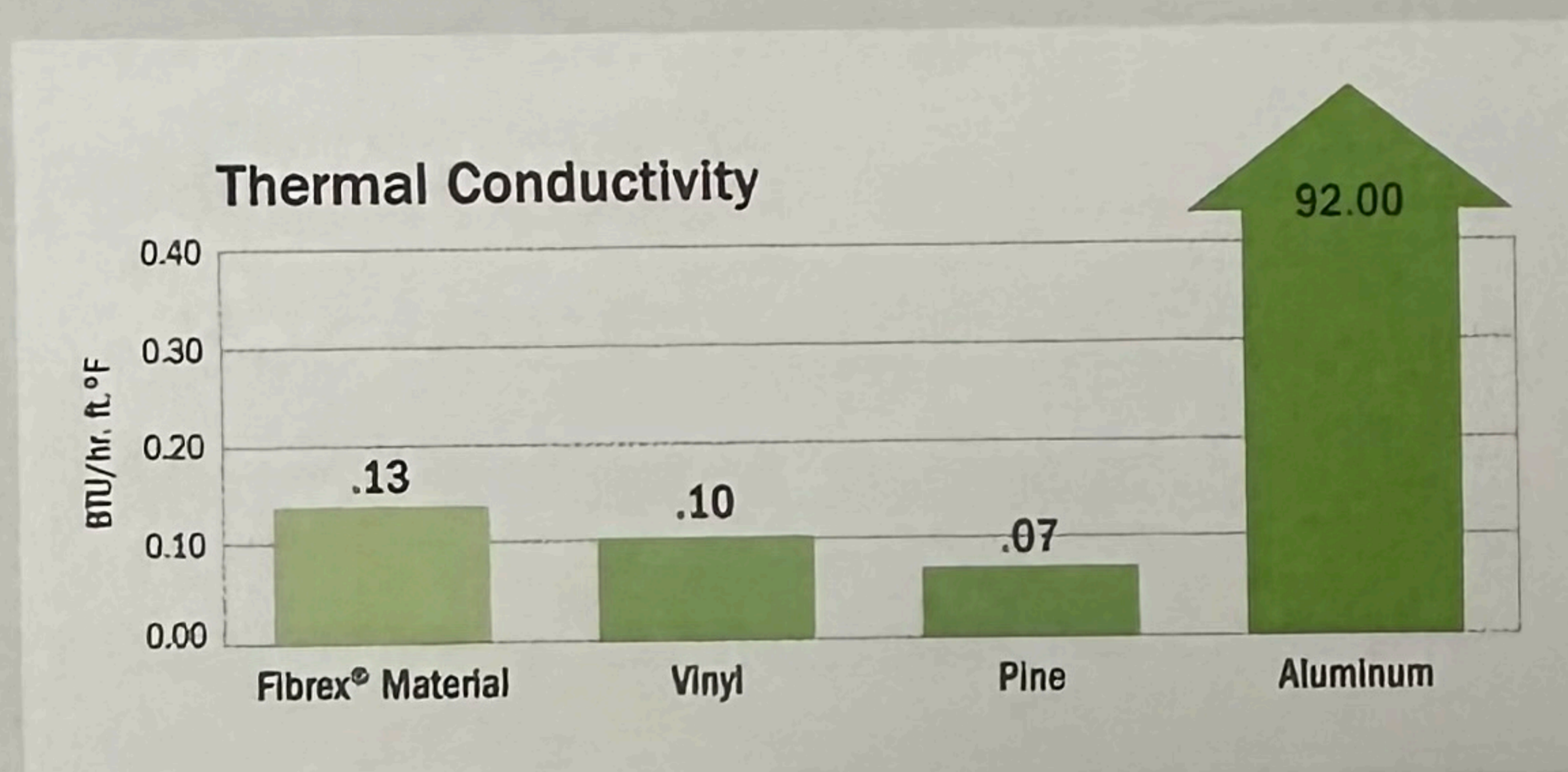
Consider all you expect windows to do for your home. Fibrex® composite material makes a difference in every instance. Measured across a range of conditions that affect the efficiency, maintenance, and beauty of windows, Fibrex composite material performs well compared to vinyl, aluminum, fiberglass, 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

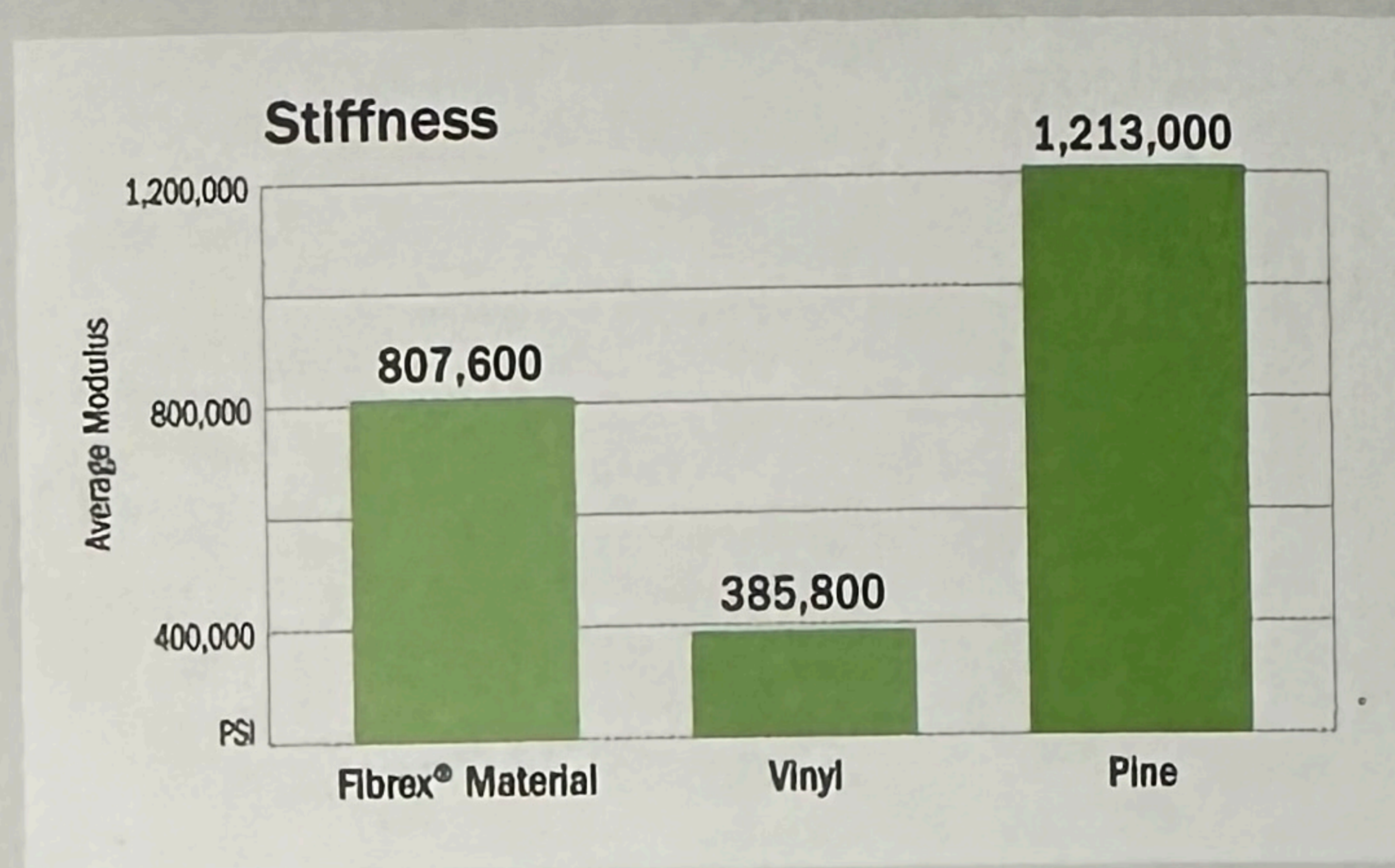


Fibrex composite material has excellent insulating properties on par with wood, vinyl, or fiberglass. Aluminum, on the other hand, transfers heat out of your home and allows outdoor temperatures to chill window areas inside. Fibrex composite material insulates about 700 times better than aluminum.

## The Process Is Easy

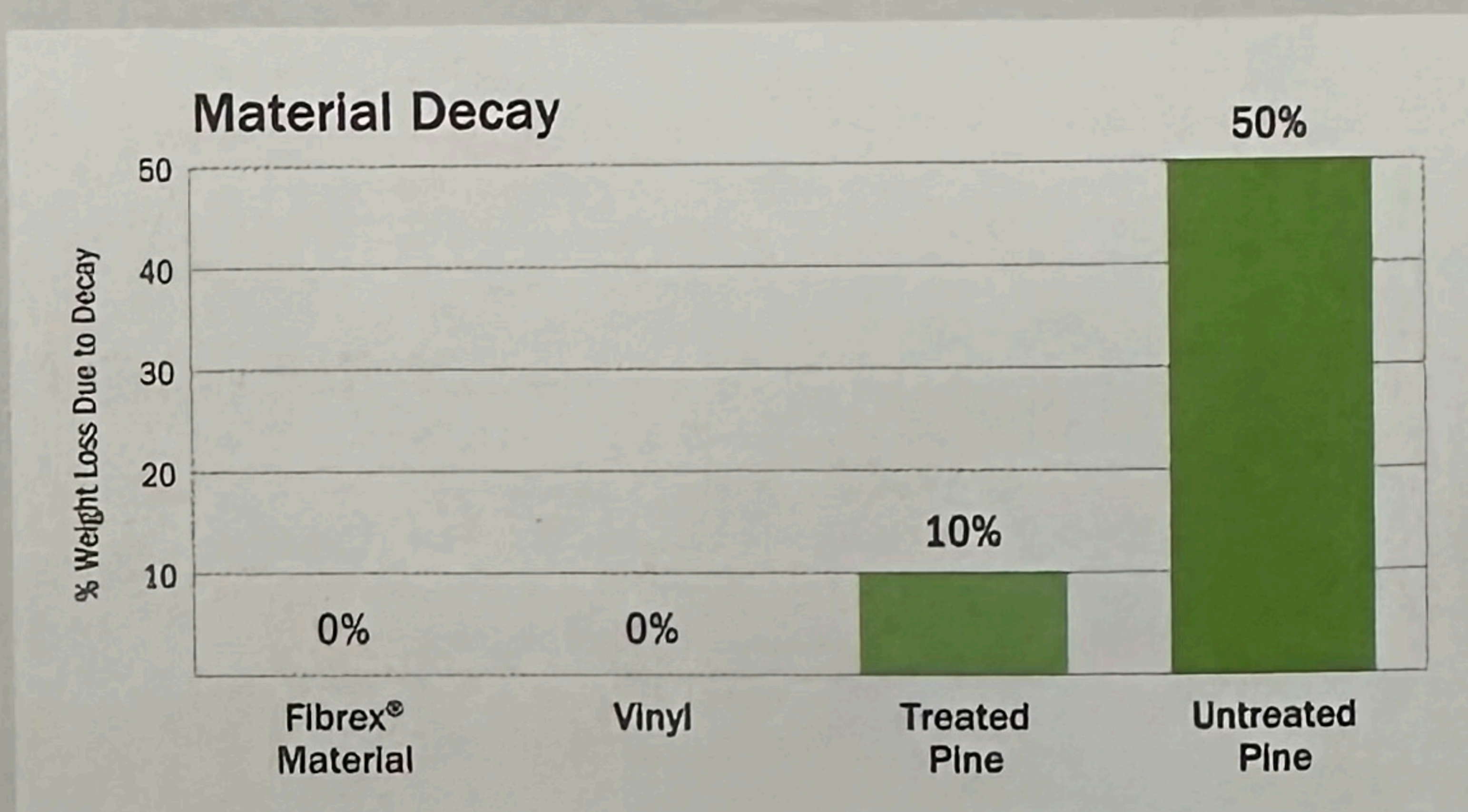
Visit [renewalbyandersen.com](http://renewalbyandersen.com) or call your local Renewal by Andersen showroom for a free in-home or no-contact consultation.

## 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®

<sup>1</sup> See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details. "Anderson", "Renewal by Andersen", and all other marks where denoted are trademarks of Anderson Corporation. "ENERGY STAR"



	<h2 style="margin: 0;">APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<h3 style="margin: 0;">\$0.00 Application Fee</h3>
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This is a request for approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. No historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3). This notice is sent by the City after HPC approval. **Please contact the Community Development Director, Colette Spranger, at: (608)-882-2263 or c.spranger@evansvillewi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name: <i>Steven and Molly Hicks</i>	Date Submitted:
	AHI Number (available at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a> ): <i>85006</i>	Parcel Tax ID Number: <i>222 029020</i>
	Historic Property Address: <i>33 N 2nd St Evansville WI 53536</i>	Parcel Number: <i>6-27-462</i>
	Owner Name (if different from above):	Phone: <i>608 882-6622</i>
	Owner Address (if different from above):	Email: <i>hicks molly j @ gmail . com</i> <del><i>608-622-4333</i></del>
	Owner Name (if different from above):	Owner Phone (if different):
	Owner Address (if different from above):	Owner Email (if different):

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

1. **Application Form with attachments (as outlined in Section 5):**
  - o Clear photo(s) of every portion of the property that will be affected by the work
  - o Historic photograph(s) (if available)
  - o Exterior elevations or sketches of existing conditions and proposed work
  - o Site plan (if applicable)
  - o Copy of demolition notice sent to state
2. **Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**
3. **COA Application for proposed work**

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

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

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

Owner/Applicant Signature

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	Demolish the current garage and remove concrete floor. Garage in place not original to the home. Current garage is close to neighboring shed and lot lines.
	Why is demolition of the structure necessary?
	Current garage is in disrepair and reached end of life.
	How long have you owned the property?
	30 years

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	N/A Garage received small repairs over the years. Not worth investing additional to repair.
	What alternatives to demolition have you considered?
	None due to location of current garage. Not an historical structure. Would like to have larger garage and unable to expand current garage.
	What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?
	N/A Value of building was \$4,500 in 2005.
	What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building?
	[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]
	Less than \$1,000
























# 33 N Second Garage Location

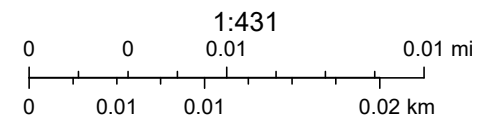



3/18/2025, 4:32:22 PM

Roads (County GIS Link)

 Parcels (County GIS Link)

Address Points (County GIS Link)



	<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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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).**

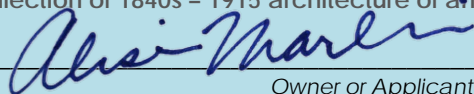
SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Alison Marlin	205 W. Church St.
	Applicant Mailing Address:	Evansville, WI 53536
	205 W. Church St. Evansville, WI 53536	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: (608) 239-0013	Parcel Tax ID Number: 222 001198
	Applicant Email: <a href="mailto:alison.marlin@gmail.com">alison.marlin@gmail.com</a>	Parcel Number: 6-27-195
	<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:
	Ernest C. Miller House	
Owner Phone:	AHI Number: 85048	
Owner Email:	Contributing: Y or N	

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

1. **Application Form with attachments (as outlined in Section 3C and 5):**
  - o Clear photo(s) of every portion of the property that will be affected by the work
  - o Historic photograph(s) (if available)
  - o Exterior elevations or sketches of existing conditions and proposed work
  - o Samples or specifications of proposed materials
  - o If Section 3B applies, evidence of un-reparability
  - o Site plan (if applicable)
  - o Print or PDF of State of WI historic property information, available by searching the property address at [www.wisconsinhistory.org](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: 3/12/2025
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 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 type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <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>The current wooden soffit and fascia is rotted, warped, and weathered beyond repair. For the preservation of the house, we need to replace the soffit and fascia only with a new material (aluminum).</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, we would like to be approved to update and replace with new materials.</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>Pictures of the holes, rot, and weathering are attached. We have tried to attach new wood, but the current wood in place is too rotted to hold anything new. Bats and birds have been able to enter the attic space. A new wrap of the soffit and fascia area only with aluminum will mean no gaps, rot, or animals in the future.</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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p>We are not changing any historical architecture features to the exterior. The character and shape of the house will be preserved and retained. Distinctive features in the awnings have been discussed with the contractor to be maintained. We will be matching the color and design of the current soffit and fascia, but due to severe deterioration, replacement with new material is pressing at this time. I deeply value my historic house and it has become evident to me that investing in this project will extend the lifetime and extend the physical integrity of the house.</p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits? Not yet, but I plan on it, once approved.</p>

REQUIRED ATTACHMENTS

Table of Contents

Clear photo(s) of every portion of the property affected by the work.....2  
Exhibits 1A-1B

Historic photograph.....3  
Exhibits 2A

Exterior elevations or sketches of existing conditions & proposed work .....4-12  
Exhibits 3A-3I

Samples or specifications of proposed materials.....13-14  
Exhibits 4A-4B

Evidence of un-reparability.....4-12  
Exhibits 3A-3I

Site plan.....15  
Exhibit 6A

WI historic property information.....16-17  
Exhibits 7A-7B



1. Clear photos of every portion of the property affected by the work



Exhibit. 1A



Exhibit. 1B

2. Historic photo



Exhibit. 2A



3.Exterior existing conditions and  
5. Evidence of un-reparability



Exhibit. 3A





Exhibit. 3B





Exhibit. 3C





Exhibit. 3D



Exhibit. 3E





Exhibit. 3F





Exhibit. 3G



Exhibit. 3H






Exhibit. 3I



#### 4. Specifications of Proposed work & materials



**PUTNAM**  
EXTERIORS

## Soffit and Fascia Quote

Alison Marlin

**Date:** March 6, 2025

**Valid Until:** April 7, 2025

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

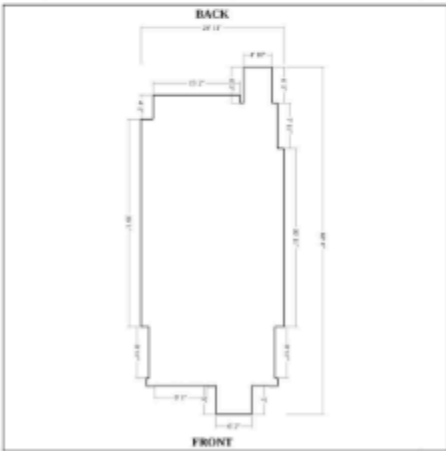
**Aluminum Soffit/Fascia:**

- Install soffit and fascia over existing wood soffit and fascia
- Install solid soffit panels in rakes of home
- Install vented soffit panels in eaves of home
  - o Soffit color: Brown (Rollex)
- Install new custom bent fascia over existing fascia wood:
  - o Fascia width: All fascia will be custom wrapped
  - o Fascia color: Brown (Rollex)
- Clean up and haul away all job-related debris

**Job Notes:** Remove gutter on front porch and leave off

✓ Any underlying fascia/soffit wood repairs will be invoiced upon completion of job  
Fascia Repairs will be an additional \$5.25 per ft  
Soffit repairs will be an additional \$11.75 per ft

**Total: \$7,953**



**\*\*Prices include all taxes, permits, disposals, and discounts\*\***  
Quotation prepared by: David Eaton Email me at: david@putnamexteriorswi.com  
Half down due at contract signing.  
Thank you for your business!

Renderings on pg 2

Exhibit. 4A



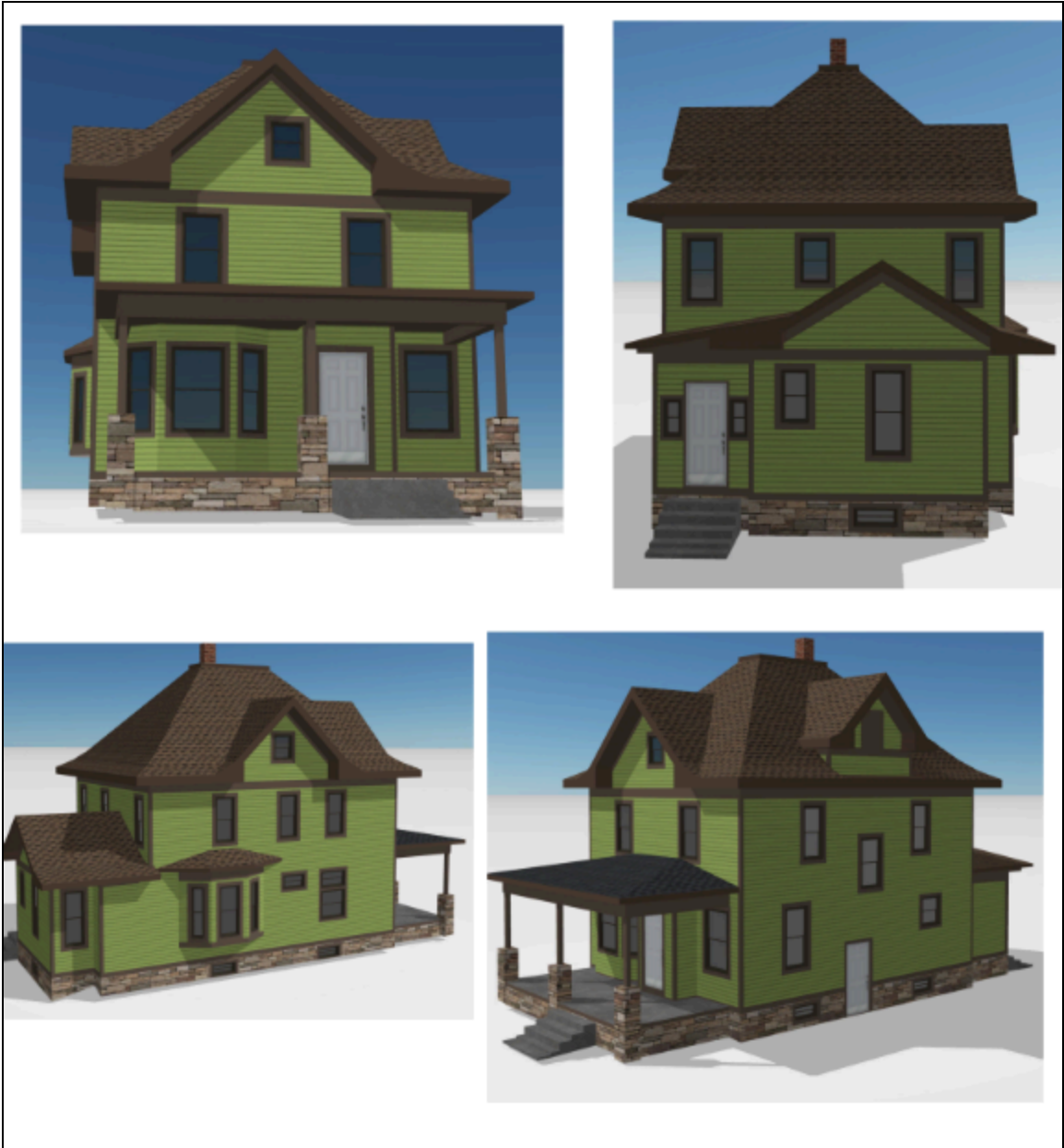


Exhibit. 4B







## 7. State of WI historic property information

### PROPERTY RECORD

205 W CHURCH ST

### Architecture and History Inventory



### NAMES

Historic Name: **Ernest C. Miller House**

Other Name:

Contributing: **Yes**

Reference Number: **85048**

### PROPERTY LOCATION

Location (Address): **205 W CHURCH ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

Exhibit. 7A



## PROPERTY FEATURES

Year Built: **1911**

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:

**Bibliographic References:** EVANSVILLE REVIEW. APRIL 20, 1911. 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**

Exhibit. 7B





# 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:
	<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)**

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

**SUBMITTED BY:**  **DATE:** 01/14/25  
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 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



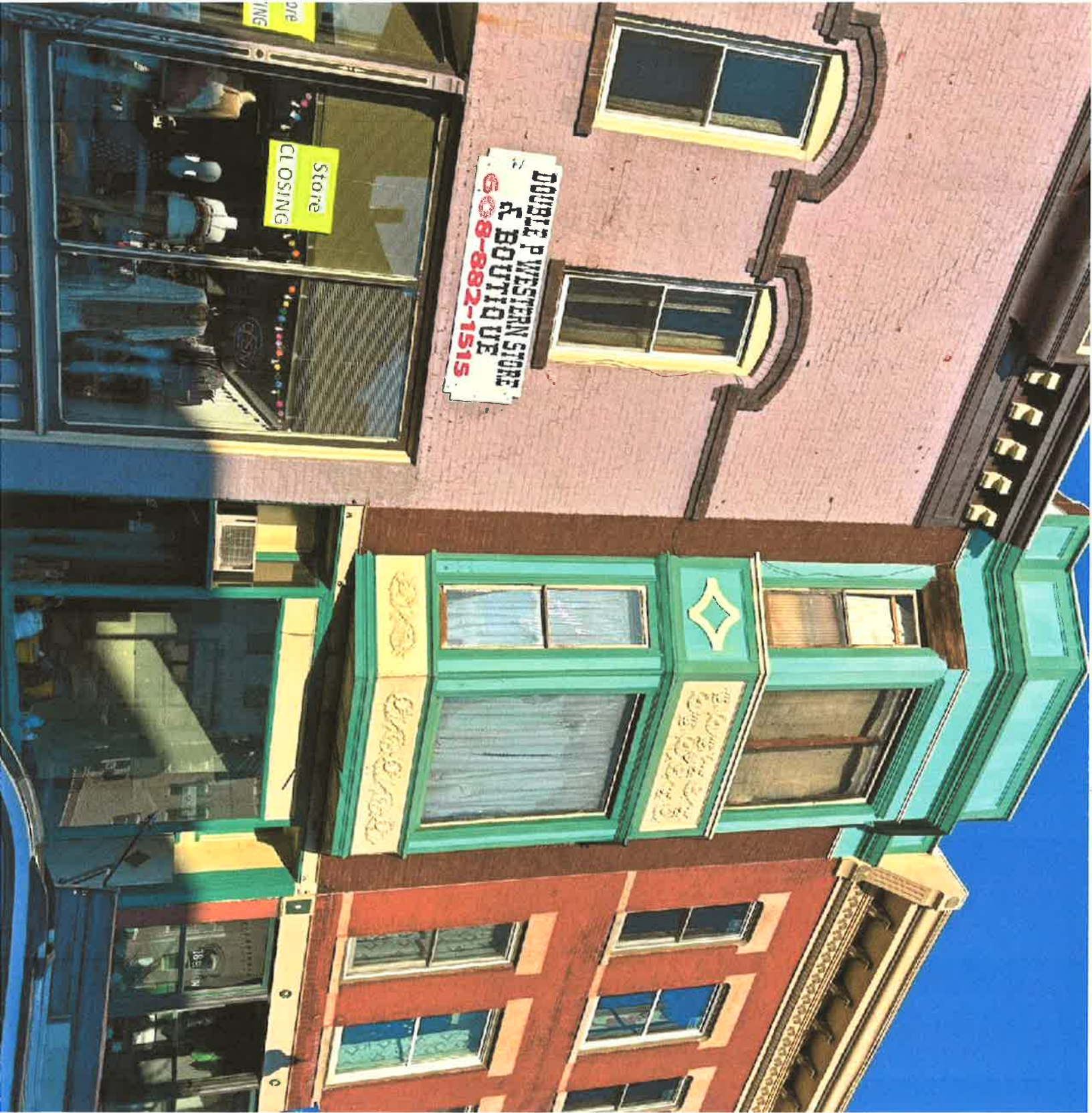
SECTION	PROPOSED WORK SUMMARY
<h1>3</h1>	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>ROOF IS TOTAL REMOVAL W/ NEW TRUSSWORK NOT VISIBLE FROM ANY SIDE DUE TO ADJOINING BUILDINGS - EXTERIOR 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>NO - 1ST FLOOR WINDOW NOT AVAILABLE IN GORDON MILLER REPLACING ROTTED WOOD ON FRONT PORCH SO TWO PIECES</p>

SECTION	SUPPLEMENTAL QUESTIONS
<h1>4</h1>	<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>	









DOUBLE P WESTERN STORE  
& BOUTIQUE  
608-882-1515

Store  
CLOSING









# Invoice

64568

Feb 28, 2025

**2536 Center Ave  
Janesville WI 53546  
608-754-4411  
cityglassrocks@gmail.com**

Sales order  
79986

Farnsworth Enterprises  
7 E. Main St Ste#5  
Evansville, WI 53536

**Job:**  
Jeff @ 608-882-4323  
Contractor: Kelly @ 608-333-3079  
16 E. Main Street  
Evansville, WI 53536

Customer ID	Customer PO	Payment Terms	
FARNSWORTH ENTERPRIS		1/2 down to order/Balance when done	
Sales Rep ID	Installer	Ship Date	Due Date
Troy Isely	Dennis/Dean		2/28/25

Quantity	Item	Description	Unit Price	Extension
1.00		with frames. Doors #16 and #16 1/2. Bronze color		
1.00		All doors to have continuous hinges. medium stile profile with 10 ADA bottom kick rail, latch lock with lever handle and keyed cylinder, standard push bar and pull handle set, threshold, door closers, bottom sweeps inside and out.		
1.00		Both doors to be full glass with Low-e tempered glass. Both doors will out-swing per code		
1.00		Exterior trim of door frames to be determined after install and we will bend bronze break metal trim and caulk to seal.		
1.00		NOTE: *We will have to come back on site too confirm all measurements inside and out before materials can be ordered.**		
1.00		Lead times are around 6-8 weeks for materials from order acceptance date.		
1.00		Job price:	21,155.00	21,155.00

City Glass has a one year labor warranty

**ALL CREDIT CARD PAYMENTS WILL BE  
CHARGED A 3.5% SERVICE FEE**

Subtotal	21,155.00
Sales Tax	
<b>Total Invoice Amount</b>	<b>21,155.00</b>
Payment/Credit Applied	
<b>TOTAL</b>	<b>21,155.00</b>

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Janesville WI 53546  
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# Invoice

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FARNSWORTH ENTERPRIS		1/2 down to order/Balance when done	
Sales Rep ID	Installer	Ship Date	Due Date
Troy Isely	Dennis/Dean		2/28/25

Quantity	Item	Description	Unit Price	Extension
5.00		Furnish and installation of new store front large window (1), side windows (2), transom window above doors (2).		
1.00		Note: Large front window will be split into two units with a vertical center mullion to shrink the overall glass size to a more manageable size.		
1.00		All framing materials to be dark bronze Tubelite framing with Low-e insulated tempered glass panels for all openings		
1.00		We will remove and dispose of the old glass and framing off site. We will install the new frames and glass into the old openings.		
1.00		Exterior trim - we will bend bronze break metal trim and caulk to seal		
1.00		Note: Interior finish trim to be done by others.		
2.00		Furnish and installation of (2) Tubelite commercial aluminum hinged door units		

City Glass has a one year labor warranty

**ALL CREDIT CARD PAYMENTS WILL BE CHARGED A 3.5% SERVICE FEE**

Subtotal	Continued
Sales Tax	Continued
Total Invoice Amount	Continued
Payment/Credit Applied	
<b>TOTAL</b>	Continued

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16 E Main St	Projected	Actual		projected	actual	projected	actual
<b>1st Floor</b>				<b>2nd floor</b>		<b>3rd floor</b>	
Clean out, tear out	\$ 2,500	\$ 1,200		\$ 1,000		\$ 1,500	
arch engin	\$ -	\$ 1,500		\$ 20,000		\$ 8,000	
labor, repairs, materials	\$ 5,000	\$ 13,000	so far				
HVAC	\$ 500	\$ 29,000					
Plumbing, bathroom	\$ 1,500	\$ 5,000		\$ 10,000		\$ 25,000	
Opening To 18 E	\$ 5,500	\$ 20,000	saved on sprinkler				
2 new doors, windows	\$ 6,000	\$ 21,555	estimate/invoice	\$ 5,000		\$ 5,000	
Roof	\$ 20,000	\$ 28,500		\$ -		\$ -	
Elec update	\$ 1,500	\$ 25,000	Plus City bill	\$ -		\$ -	
kitchen, bath updates				\$ 9,000		\$ 25,000	
	\$ 42,500	\$ 144,755	\$ 102,255 over budget	0 \$ 45,000	0	0 \$ 64,500	0

We have already spent our projected budget for the 2nd & 3rd floor on the 1st floor









# 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>Steven and Molly Hicks</i>	Historic Property Address: <i>33 N 2nd St</i>
	Applicant Mailing Address:	Evansville, WI 53536
		<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <i>608-882-6622</i>	Parcel Tax ID Number: 222 <i>029020</i>
	Applicant Email: <i>hicksmolly@gmail.com</i>	Parcel Number: 6-27- <i>462</i>
	<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: <i>None</i>
	Owner Phone:	AHI Number: <i>85006</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: \_\_\_\_\_  
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 type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" 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 checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input checked="" type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input checked="" type="checkbox"/> Sidewalk or paving	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: <u>Concrete floor/entrance to garage</u>
<input checked="" type="checkbox"/> New construction	<input type="checkbox"/> Addition <input checked="" type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: <u>Match vinyl siding, shingles as close to house as possible</u>
<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: <i>Build a new garage w/ asphalt shingles and vinyl siding, aluminum soffits to best match existing structure (house).</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?</p>
	<p><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. New garage will fill the void of demolished garage.</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.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p> <p><i>N/A</i></p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits? <i>No</i></p>