

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 enough members of the City Council may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. 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, August 20th, 2025
City Hall, 3rd Floor, 31 S Madison St, Evansville, WI
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 July 16th, 2025 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. Motion to Pass Historic Preservation Commission Resolution 2025-01: Exterior Materials Standards
 - B. 219 W Liberty Street – Replace Aluminum Siding with Vinyl, Replace Round Front Porch Columns with round PVC columns (or similar) (HPC-2025-147)
 - C. 107 W Liberty Street – Repair porch decking and railing with same material, replace round wood front columns with round PVC columns, replace aluminum porch roof with rubber. (HPC-2025-160)
 - D. 109 S Fourth – Vinyl window replacement in kind, remove existing wood siding, trim, soffit, and fascia with cedar siding and other wood for lead abatement. (HPC-2025-161)
 - E. 112 W Liberty – Porch repair with similar replacement materials (HPC-2025-163)
 - F. 14 Garfield - Replace alum siding with vinyl, gutters, replace original windows with Pella Reserve Traditional Double Hung (HPC-2025-164)
8. Discussion Items
9. Report of the Community Development Director
 - A. Staff Approved Certificates of Appropriateness
 - i. 34 N Madison—Reroof (HPC-2025-149)
 - ii. 116 Garfield—Reroof, Gutters (HPC-2025-151)
 - iii. 39 W Church—Reroof, Gutters (HPC-2025-152)

- iv. 205 W Church—Reroof (HPC-2025-153)
- v. 433 S First—Reroof, Gutters, Siding w/Same (HPC-2025-154)
- vi. 137 W Main—Reroof, Gutters (HPC-2025-155)
- vii. 35 W Liberty—Reroof, Butters (HPC-2025-156)
- viii. 109 S First—Reroof (HPC-2025-157)
- ix. 104 W Liberty—Reroof, Gutters, Garage Door, Siding Repair (HPC-2025-158)
- x. 101 W Church—Reroof (HPC-2025-159)
- xi. 22 W Church—EMS Garage Door w/Same (HPC-2025-162)
- xii. 23 S First—Reroof (HPC-2025-165)
- xiii. 217 W Main—Reroof (HPC-2025-166)
- xiv. 120 Grove—Reroof (HPC-2025-167)
- xv. 327 W Main—Reroof (HPC-2025-168)
- xvi. 123 S First—Reroof, Siding w/Like (HPC-2025-169)
- xvii. 137 E Main—Reroof, Door Replacement (HPC-2025-170)
- xviii. 209 W Liberty—Reroof, Siding w/Like (HPC-2025-171)
- xix. 116 S Second—Reroof (HPC-2025-172)
- xx. 333 W Liberty—Reroof (HPC-2025-173)
- xxi. 125 Grove—Reroof, Siding w/Like (HPC-2025-174)
- xxii. 109 S Madison—Reroof (HPC-2025-175)
- xxiii. 143 W Liberty—Reroof, Siding w/Like (HPC-2025-176)
- xxiv. 225 W Liberty—Reroof (HPC-2025-177)
- xxv. 44 Garfield—Reroof, Gutters, Replace Vinyl w/Smartside, Replace Vinyl Windows (HPC-2025-178)
- xxvi. 113 S Fourth—Reroof, Siding w/Like (HPC-2025-179)
- xxvii. 223 S Third—Reroof, Siding w/Like (HPC-2025-180)
- xxviii. 42 Montgomery—Reroof (HPC-2025-181)
- xxix. 129 E Main—Reroof (HPC-2025-182)
- xxx. 104 W Main—Reroof (HPC-2025-183)
- xxxi. 114 Grove—Reroof, Siding w/Like (HPC-2025-184)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: September 17th, 2025, 6:00 p.m.

12. Motion to Adjourn.

-Dan Stephans, Chair of Historic Preservation Committee

City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, July 16th, 2025 at 6:00 p.m.
Emma’s Table, 104 W Main Street, Evansville, WI 53536

MINUTES

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

2. Roll Call:

| Members | Present/Absent | Others Present |
|--------------------------|----------------|--|
| Chair Dan Stephans | P | Colette Spranger, Community Development Director Anne Kolasch |
| Vice-chair Kelly Shannon | P | |
| Vicky Norton | A | |
| Gene Lewis | P | |
| Norman Barker | P | |
| Amy Corridon | A | |
| Steve Christens | P | |
| | | |
| | | |
| | | |
| | | |

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

4. Motion to waive the reading of the minutes from the Juen 18th, 2025 and approve them as printed. Motion by Barker, seconded by Shannon. Corrections on attendance and dates made. Motion carried unanimously.

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

6. Citizen appearances.
Anne Kolasch is here to learn more about the Historic Preservation Commission process, as she lives in the district on Railroad Street.

7. Applications – Action Items:
A. 47 N Madison – Reroof, Gutters, Replace Aluminum Siding with Vinyl (HPC-2025-146)
Applicant not present. It was noted the aluminum siding was not original to the home. Group discussed the standards that have been set post hail storm for aluminum replacement siding with vinyl: all facades of the house are to be replaced and only smooth siding is approved, garage is not included.

Motion to approve by Barker, second by Shannon, with the condition that all facades of the building are replaced with smooth vinyl. Garage residing not approved. Motion carried unanimously.

B. 219 W Liberty – Replace Round Front Porch Columns with Square (HPC-2025-147)

Applicant not present. No significant observation of structural damage was apparent from the application. Commission requested more information and directed staff to ask about the use of a PVC wrap to preserve the circular shape of the column as a possibility, noting that at the dental office on Madison Street custom columns were made to match the historic original.

Motion to table by Christens, second by Barker. Motion carried unanimously.

C. 126 Grove – Reroof, Gutters, Window/Door Replacement, Replace Wood Siding with LP Smart Side for Lead Paint Abatement (HPC-2025-148)

Applicant and contractor present, explained application. Homeowner was commended for saving his original wood windows.

Motion to approve by Lewis, second by Christens. Motion carried unanimously.

D. Exterior Materials

i. Discussion

Much discussion on the potential effects of passing the resolution. Group consensus on striking the second provision, removing approval of aluminum siding in the first provision, and adding “as of January 1, 2026” to the end of the first provision.

ii. Possible Motion to Pass Historic Preservation Commission Resolution 2025-01: Exterior Materials Standards

No action taken.

8. Discussion Items

Stephans updated the group on improvements at the Prudhon Shelter at Leonard Park. Historic in the Park will be the 4th Sunday in August with a focus on Varco Pruden.

9. Report of the Community Development Director

A. Staff Approved Certificates of Appropriateness

- i. 145 Highland—Re-roof, Replace Siding w/Same (HPC-2025-81)**
- ii. 252 W Liberty St.—Re-roof, Replace Wood Siding w/Wood (HPC-2025-88)**

- iii.** 209 W Main St.—Repair Stucco Siding (HPC-2025-89)
- iv.** 11 N Second St.—Re-roof, Replace Siding w/Same (HPC-2025-90)
- v.** 14 W Main St.—Re-roof EPDM Roof (HPC-2025-91)
- vi.** 213 W Church St.—Re-roof, Replace Siding w/Same (HPC-2025-92)
- vii.** 132 W Main St.—Re-roof, Replace Siding w/Same (HPC-2025-93)
- viii.** 347 W Main St.—Re-roof, Replace Siding w/Same (HPC-2025-94)
- ix.** 122 S Third St.—Re-roof, Replace Siding w/Same (HPC-2025-95)
- x.** 256 W Main St.—Re-roof, Replace Siding w/Same (HPC-2025-96)
- xi.** 245 W Liberty St.—Re-roof, Replace Siding w/Same (HPC-2025-97)
- xii.** 439 S First St.—Re-roof, Gutters, Replace Siding w/Same (HPC-2025-98)
- xiii.** 22 Montgomery Ct. —Re-roof, Gutters, Replace Siding w/Same (HPC-2025-99)
- xiv.** 403 W Main St.—Re-roof, Replace Siding w/Same (HPC-2025-100)
- xv.** 412 S First St. —Re-roof (HPC-2025-101)
- xvi.** 243 W Main St.—Re-roof, Gutters (HPC-2025-102)
- xvii.** 303 W Main St.—Re-roof, Gutters, Replace Siding w/Same (HPC-2025-103)
- xviii.** 39 W Liberty St.—Re-roof, Gutters, Replace Siding w/Same (HPC-2025-104)
- xix.** 34 W Liberty St.—Re-roof, Gutters, Replace Siding with Same (HPC-2025-105)
- xx.** 250 W Main St.—Re-roof (HPC-2025-106)
- xxi.** 335 W Main St.—Re-roof, Replace Siding w/Same (HPC-2025-107)
- xxii.** 213 W Liberty St.—Re-roof, Awnings, Gutters, Shutters (HPC-2025-108)
- xxiii.** 208 W Main St.—Re-roof, Gutters (HPC-2025-109)
- xxiv.** 14 Garfield Ave.—Re-roof (HPC-2025-110)
- xxv.** 115 S First St. —Re-roof (HPC-2025-111)
- xxvi.** 257 W Church St. —Re-roof (HPC-2025-112)
- xxvii.** 17 N First St. —Re-roof (HPC-2025-113)
- xxviii.** 102 E Main St. —Re-roof (HPC-2025-114)
- xxix.** 20 Railroad St. —Re-roof, Replace Siding w/Same (HPC-2025-115)
- xxx.** 14 Railroad St. —Re-roof, Replace Siding w/Same (HPC-2025-116)
- xxxi.** 109 S Fourth St. —Re-roof (HPC-2025-117)
- xxxii.** 108 E Main St. —Re-roof (HPC-2025-118)
- xxxiii.** 114 S Third St. —Re-roof (HPC-2025-119)
- xxxiv.** 246 W Liberty St. —Re-roof (HPC-2025-120)

- xxxv.** 115 N Second St. —Re-roof (HPC-2025-121)
- xxxvi.** 259 W Liberty St. —Re-roof (HPC-2025-122)
- xxxvii.** 120 Garfield Ave. —Re-roof, Replace Siding w/Same (HPC-2025-123)
- xxxviii.** 33 N First St. —Re-roof (HPC-2025-124)
- xxxix.** 51 N First St. —Re-roof (HPC-2025-125)
 - xl.** 214 W Church St. —Re-roof, Replace Siding & Gutters w/Same (HPC-2025-126)
 - xli.** 131 S Third St. —Re-shingle House & Garage, Gutters/Downspouts, porches w/Rubber (HPC-2025-127)
 - xl.ii.** 129 W Liberty St. —Re-roof, Replace Gutters & Siding w/Same (HPC-2025-128)
 - xl.iii.** 1 N Madison St. —Re-roof (HPC-2025-129)
 - xliv.** 39 N First St. —Re-roof (HPC-2025-130)
 - xl. v.** 128 N First St.—Re-roof, Replace Siding w/Same (HPC-2025-131)
 - xlvi.** 38 W Main St. —Re-roof (HPC-2025-132)
 - xl. vii.** 47 N Madison St. —Re-roof (HPC-2025-133)
 - xl. viii.** 100 College Dr. —Re-roof w/Same, Gutters (HPC-2025-134)
 - xl. ix.** 101 E Main St. —Re-roof w/Same, Gutters (HPC-2025-135)
 - l.** 21 Montgomery Ct. —Re-roof (HPC-2025-136)
 - li.** 223 W Main St. —Re-roof (HPC-2025-137)
 - lii.** 236 W Main St. —Re-roof (HPC-2025-138)
 - liii.** 408 S First St. —Re-roof, Replace Siding w/Same (HPC-2025-139)
 - liv.** 23 Mill St. —Re-roof (HPC-2025-140)
 - lv.** 137 W Church St. —Re-roof (HPC-2025-141)
 - lvi.** 30 Garfield Ave. —Re-roof, Replace Siding w/Same (HPC-2025-142)
 - lvii.** 268 W Liberty St. —Re-roof (HPC-2025-143)
 - lviii.** 213 S First St. —Re-roof, Replace Siding w/Same (HPC-2025-144)
 - lix.** 30 W Church St. —Re-roof (HPC-2025-145)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: August 20, 2025 @ 6:00 p.m.

12. Motion to Adjourn by consensus.

CITY OF EVANSVILLE
HISTORIC PRESERVATION RESOLUTION 2025-01

A RESOLUTION CONCERNING APPROPRIATE SIDING IN THE HISTORIC DISTRICT

Whereas, the City of Evansville, Wisconsin, has adopted Chapter 62, Historic Preservation, in its Municipal Code; and,

Whereas, Sections 62-36(22) grants the Historic Preservation Commission the power to adopt and publicize residential and commercial design guidelines; and,

Whereas the Secretary of Interior's Standards for the Treatment Historic Properties classifies vinyl and aluminum siding as imitative materials, and does not recommend their use as replacement material on historic properties; and,

Whereas there exist other products on the market that better reflect the design, color, scale, architectural appearance, and other visual qualities that vinyl siding attempts to mimic;

Whereas, the City is developing an incentive program to offset costs of improvement for historic properties;

Now therefore, the Historic Preservation Commission of the City of Evansville, Wisconsin, by a majority vote of the entire commission, declares that vinyl and aluminum siding are not historically appropriate materials, have an adverse impact on the historic district, has decided:

1. It will only approve applications to replace existing vinyl in kind starting January 1, 2026.
2. Exceptions may be made for applications invoking Appendix IV (Procedures for Economic Hardship) of Chapter 62 of the Evansville Municipal Code.
3. Appropriate siding materials include but are not limited to: wood, fiber cement (e.g. Hardie® Board), PVC/cellular composite siding, engineered wood (e.g. LP Smart Side®).
4. Any non-wood product used will not mimic wood in terms of texture and will use a smooth finish.

Passed and adopted this ____ day of____, 2025.

Daniel Stephans, Historic Preservation Commission Chair

ATTEST:

Leah Hurlley, Clerk

Draft prepared on May 19, 2025 Colette Spranger, AICP, Community Development Director
Updated July 15, 2025 by Colette Spranger
Updated August 15, 2025 by Colette Spranger.



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 of the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Colette Spranger, at: (608) 882-2263 or c.spranger@evansvillewi.gov.**

| SECTION | APPLICANT and/or OWNER INFORMATION | HISTORIC PROPERTY INFORMATION |
|--------------|---|--|
| 1 | Applicant Name: Ross Dunphy | Historic Property Address: 219 W. Liberty St. Evansville, WI 53536 |
| | Applicant Mailing Address: 219 W. Liberty St. Evansville, WI 53536 | The following information is available on the property's tax bill: |
| | Applicant Phone: 608.345.8927 | Parcel Tax ID Number: 222 00 00 |
| | Applicant Email: rdunphy2@icloud.com | Parcel Number: 6-27-4-10 |
| | If different from above, please provide: | The following information is available by searching the property address at www.wisconsinhistory.org/records: |
| | Owner Name: | Historic Property Name: |
| | Owner Address: | AHI Number: |
| Owner Phone: | Contributing: Y 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):

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

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

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

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

SUBMITTED BY:

[Signature]

Owner or Applicant Signature

DATE: 6-20-2025

| SECTION | PROPOSED WORK CHECKLIST | |
|--|--|---|
| 2 | 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 checked="" type="checkbox"/> Siding | <input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement | <input checked="" 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 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 checked="" type="checkbox"/> Porch | <input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input checked="" 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 checked="" type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking |
| <input type="checkbox"/> Sidewalk or paving | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> New construction | <input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration | <input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Signage and exterior lighting | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials |
| <input type="checkbox"/> Other | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal | <input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____ |

| SECTION | PROPOSED WORK SUMMARY |
|---------|---|
| 3 | <p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done: We will replace the existing round front porch columns with square columns to provide better structural support. This change will help level the sagging roof above the porch, improving both stability and appearance. The new columns will be designed to complement the homes overall historic style.</p> |
| | <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> |
| | <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? Yes, the project includes replacing the original round front porch columns with square.</p> |
| | <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials. The original front porch columns are original but have deteriorated over time and are no longer providing structural support. We explored repairing or reinforcing them, but their condition and design do not adequately support the porch roof, which has become uneven. Replacing them with square columns will level and stabilize the roof structure while maintaining a traditional and complimentary appearance.</p> |

Update: applicant is willing to replace round columns with round, perhaps with a PVC wrap over a post.

| SECTION | STANDARDS AND GUIDELINES |
|---------|--|
| 4 | <p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? Yes, the project includes replacing the original round front porch columns with square columns. While this changes the original column shape, the new design will remain in keeping with the homes historic style.</p> |
| | <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and a 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>4C Have you submitted this project for state or federal tax credits?</p> |
| | |

| SECTION | PROPOSED WORK SUMMARY |
|---------|--|
| 3 | <p>3A For each Item that was checked in the left-hand column of Section 2 provide a more detailed description of the work proposed to be done:</p> <p>We plan to replace existing aluminum siding with vinyl siding due to significant hail damage. The new siding will be similar in profile but in a blue color instead of white, with updated trim in a simpler style and modern materials. The overall design will complement the home's historic character.</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p> <p>Yes, the project will include replacing the original siding with new vinyl due to hail damage.</p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials.</p> <p>The original aluminum siding has sustained extensive hail damage, including dents and warping, and is no longer repairable. We considered repairing or replacing but due to age and lack of matching materials, this is not feasible. Our contractor confirmed that full replacement is necessary and provided an estimate outlining the damage. Replacing the siding with vinyl allows us to add blow in insulation to improve the home's energy efficiency.</p> |

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

PROPERTY RECORD

219 W LIBERTY ST

Architecture and History Inventory



NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85101**

PROPERTY LOCATION

Location (Address): **219 W LIBERTY 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: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

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 1883 AND 1907.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883. SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1907.

RECORD LOCATION

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

Have Questions?

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

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information







APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

| SECTION | APPLICANT and/or OWNER INFORMATION | HISTORIC PROPERTY INFORMATION |
|-------------------------------------|---|--|
| 1 | Applicant Name: | Historic Property Address: |
| | Zachary Nelson | 107 W Liberty St |
| | Applicant Mailing Address: | Evansville, WI 53536 |
| | 107 W Liberty St | The following information is available on the property's tax bill: |
| | Evansville WI 53536 | |
| | Applicant Phone: | Parcel Tax ID Number: 222 001255 |
| | Applicant Email: | Parcel Number: 6-27-246 |
| | If different from above, please provide: | The following information is available by searching the property address at www.wisconsinhistory.org/records: |
| | Owner Name: Hailey Nelson | |
| | Owner Address: | |
| | 107 W Liberty St | Historic Property Name: |
| | Evansville WI 53536 | ERNEST J. & ALICE BALLARD HOUSE |
| | Owner Phone: 608-220-7331 | AHI Number: 85085 |
| Owner Email: Haileymcross@gmail.com | Contributing: Y or N | |

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

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

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

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

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: _____

Owner or Applicant Signature

DATE: 8/13/25

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

| SECTION | PROPOSED WORK SUMMARY |
|---------|---|
| 3 | 3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done: |
| | Replace columns that are deteriorated. Going to replace with a pvc instead of wood. Can not find a suitable replacement made of wood. Columns will look exactly the same once replaced. Repair decking and railing with same material. |
| | Replace roof using rubber roof instead of aluminum panels. Can not find historical replication. roofing will be the same color. |
| | |
| | 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: |
| | 3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? |
| | yes |
| | 3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials: |
| | Can not find original materials |
| | |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---|--|
| 4 | 4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? |
| | no |
| | |
| | |
| | |
| | |
| | |
| | 4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.) |
| | Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits. |
| | Once the work is performed, the porch columns will look exactly the same and will last a lot longer than wood. The roof material is no longer used so i am going to use a modern material. |
| | |
| | |
| | |
| | |
| | |
| 4C Have you submitted this project for state or federal tax credits? | |
| no | |

| SECTION | REQUIRED ATTACHMENTS |
|---|---|
| 5 | <p>Please attach the following required items using the space below or additional sheets as necessary, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Exterior elevations or sketches of existing conditions and proposed work4. Samples or specifications of proposed materials5. If Section 3B applies, evidence of un-reparability6. Site plan (if applicable)7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org8. Additional attachments that may assist in understanding the proposed work |
| <div data-bbox="678 1881 933 1915">EXHIBIT: _____</div> | |



















Hailey Nelson <haileymcross@gmail.com>

last house permitting picture

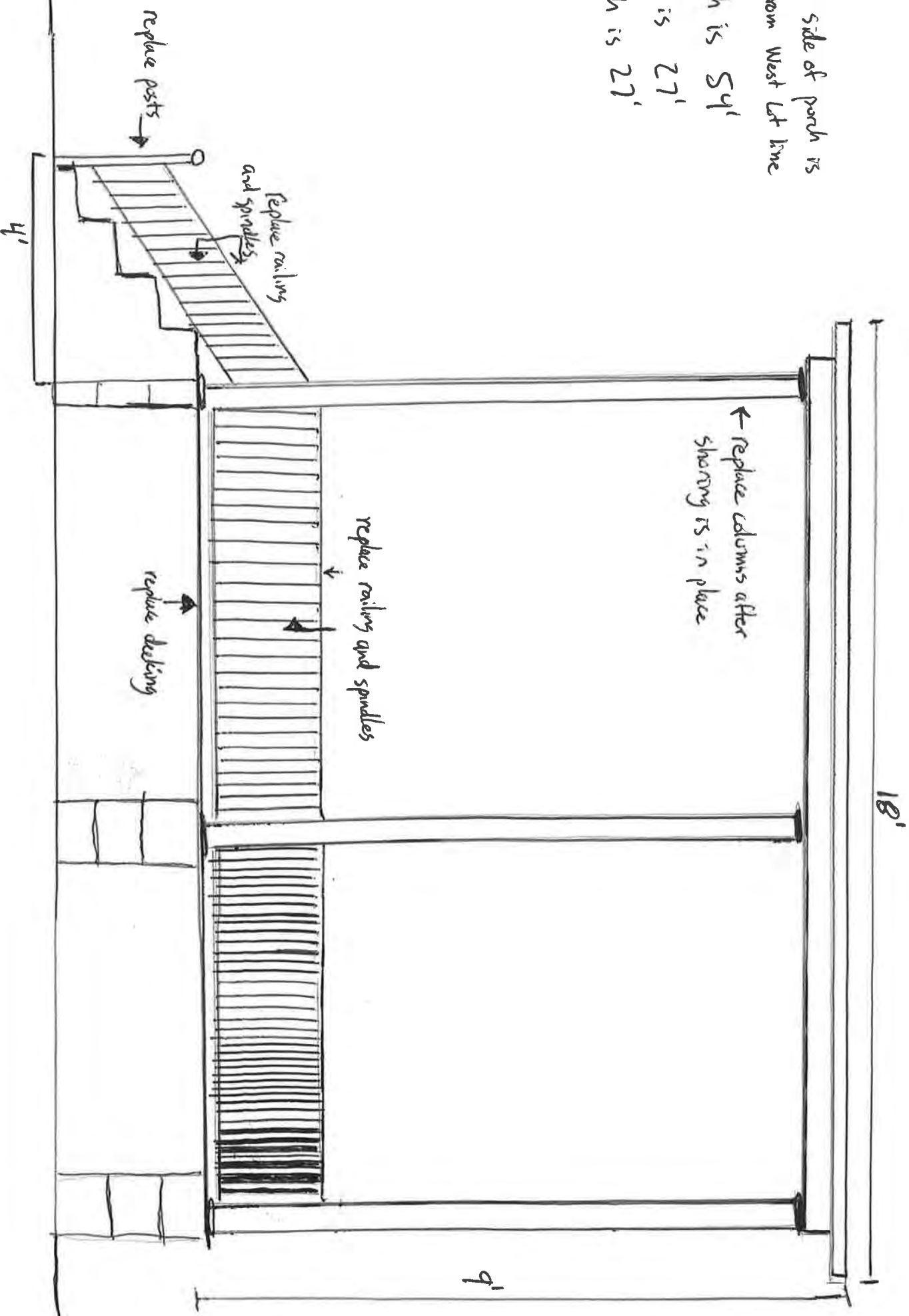
1 message

Zachary Nelson <zsnelsonproductions@gmail.com>
To: Hailey Nelson <haileymcross@gmail.com>

Mon, Aug 11, 2025 at 7:51 PM

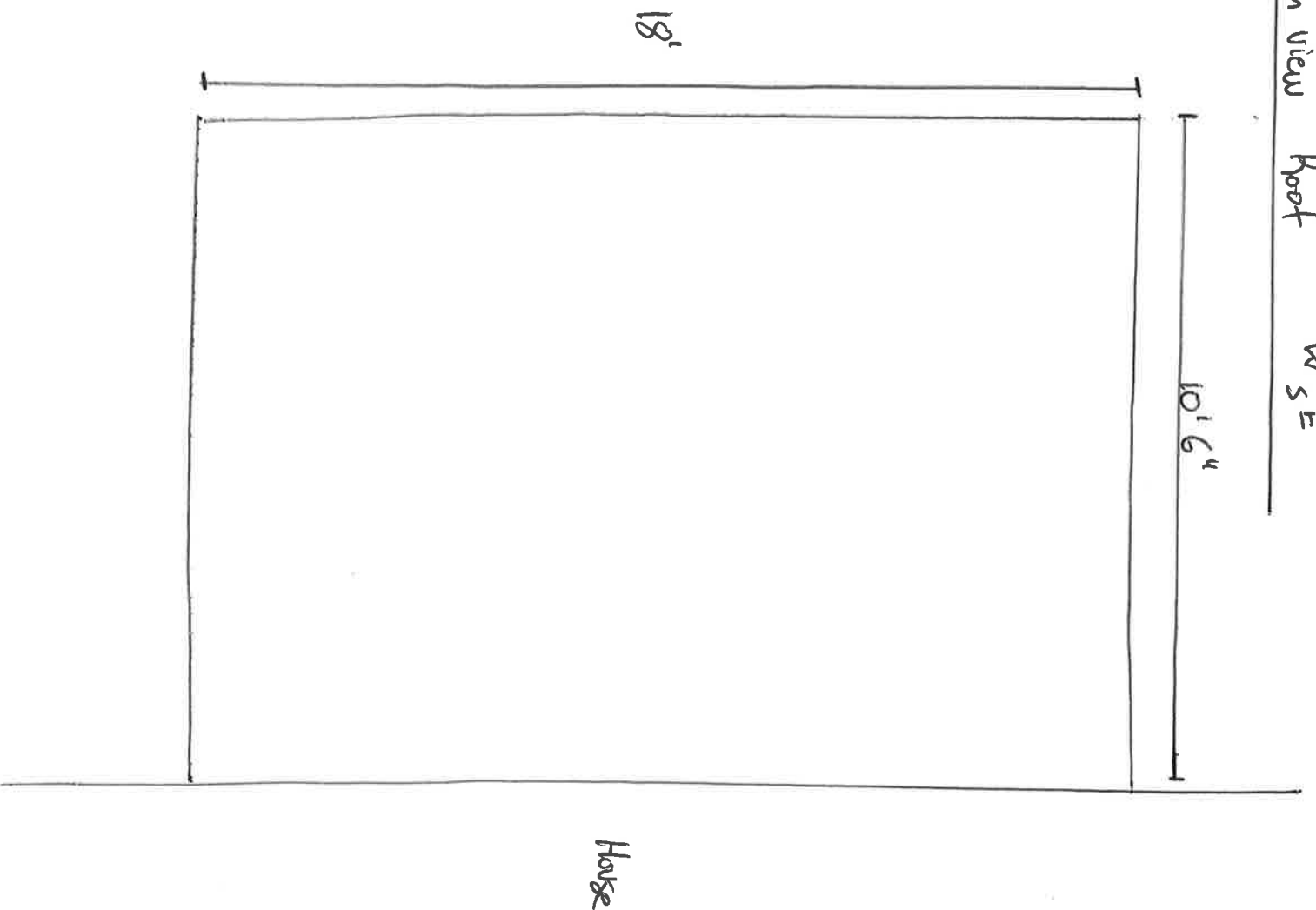


West Elevation



Plan view Roof $N \neq S$

- Tear off roofing material
- Tear off plywood where necessary
- Install new plywood where necessary
- Install metal drip edge and flashing
- Install Rubber Roof





APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

| SECTION | APPLICANT and/or OWNER INFORMATION | HISTORIC PROPERTY INFORMATION |
|--------------|--|--|
| 1 | Applicant Name: <u>Duan +</u> <u>Bethany Swenson</u> | Historic Property Address: |
| | Applicant Mailing Address: | <u>109 S. 4th St</u> Evansville, WI 53536 |
| | <u>109 S. 4th St</u> | The following information is available on the property's tax bill: |
| | Applicant Phone: <u>608-921-5541</u> | Parcel Tax ID Number: <u>222 001227</u> |
| | Applicant Email: <u>dniruse@bcglobal</u> | Parcel Number: <u>6-27-222</u> |
| | If different from above, please provide: | The following information is available by searching the property address at www.wisconsinhistory.org/records: |
| | Owner Name: | |
| | Owner Address: | |
| | <u>Siding Contact: Dan Lemise</u> <u>phillipscontracting-dan</u> | Historic Property Name: |
| | Owner Phone: <u>@gmail.com</u> | <u>Rev. J.E. Coleman House</u> |
| Owner Email: | AHI Number: | |
| | Contributing <input checked="" type="radio"/> Y or <input type="radio"/> N | |

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

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

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

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

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

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

SUBMITTED BY: _____

Owner or Applicant Signature

DATE: 6/20/25

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

| SECTION | PROPOSED WORK SUMMARY |
|---------|--|
| 3 | <p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p>We are repairing the damage caused by the storm. Asphalt roof, rubber roofs, gutters, Vinyl replacement windows. The siding is old, splintered & cracking so we are replacing with cedar vs painting.</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p> <p>All materials used will replace what was already there</p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>The siding is old and no longer sound. We painted 3 years ago and it's already peeling so we want to replace cedar with cedar. There are 6 vinyl replacement windows that were cracked by the hail that we are replacing 2 vinyl.</p> |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|--|
| 4 | <p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>no we are restoring it to what it was before the hail storm</p> |
| | <p>Staff update after speaking with contractor:</p> <ul style="list-style-type: none"> - Siding replacement proposed on the right, rear, and left side of the house only. The front facade does not have flaking paint. Original wood to be replaced with cedar of the same lap size. - All window trim, band boards, crown moulding replaced and removed with wood, with details replicated as much as possible. - Wood soffit/fascia removed and replaced with wood - Lead Abatement process: no one allowed within 20' of house during removal. The contractor will be laying plastic out to catch debris/material, and removed material will be brought to an appropriate disposal site |

PROPERTY RECORD

109 S 4TH ST

Architecture and History Inventory



NAMES

Historic Name: **REV. J. E. COLEMAN HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85029**

PROPERTY LOCATION

Location (Address): **109 S 4TH ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1885**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Gabled Ell**

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 ENTERPRISE. MAY 5, 1885. 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

Have Questions?

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

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

109 S Fourth Street



109 S Fourth Street



109 S Fourth Street





APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

| SECTION | APPLICANT and/or OWNER INFORMATION | HISTORIC PROPERTY INFORMATION |
|--------------|--|--|
| 1 | Applicant Name: <u>JENNY & RYAN WIEDEL</u> | Historic Property Address: <u>112 W. LIBERTY ST,</u> |
| | Applicant Mailing Address: <u>112 W. LIBERTY ST.</u> | Evansville, WI 53536 |
| | <u>EVANSVILLE, WI 53536</u> | The following information is available on the property's tax bill: |
| | Applicant Phone: <u>608-279-3929</u> | Parcel Tax ID Number: 222 <u>601181</u> |
| | Applicant Email: <u>jenny.wiedel@gmail.com</u> | Parcel Number: 6-27- <u>178</u> |
| | If different from above, please provide: | The following information is available by searching the property address at www.wisconsinhistory.org/records: |
| | Owner Name: | |
| | Owner Address: | |
| | | Historic Property Name: <u>STEPHEN J. BAKER HOUSE</u> |
| | Owner Phone: | AHI Number: <u>85087</u> |
| Owner Email: | Contributing <input checked="" type="radio"/> Y or N <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):

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

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

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: _____

Owner or Applicant Signature

DATE: 8/1/25

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

| SECTION | PROPOSED WORK SUMMARY |
|---------|--|
| 3 | <p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p>PORCH FLOORING IS ROTTING UNDER OUTDOOR CARPET. KEEPING THE CURRENT FOOTPRINT OF THE PORCH, WE WOULD LIKE TO REPLACE THE COLUMNS, RAILINGS AND FLOOR DECKING TO PAINTABLE / STAINABLE WOOD WHICH WILL INCREASE THE HISTORIC LOOK OF THE HOME.</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> |
| | <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? THE ROOF OVER PORCH WILL BE KEPT INTACT. THE REST OF MATERIALS TO BE REPLACED ARE NOT LIKELY ORIGINAL.</p> |
| | <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> |
| | |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|--|
| 4 | <p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>NO. THE PROPOSED UPDATES SHOULD ONLY IMPROVE THE HISTORIC LOOK OF THE HOME.</p> |
| | <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> |
| | <p>1. MINIMAL CHANGE TO DEFINING CHARACTERISTICS 2. CHARACTER MAINTAINED (IMPROVED) 3. NO FALSE SENSE OF HISTORICAL DEVELOPMENT. 4. APPROPRIATE CHANGES BEING MADE 5. CHARACTER WILL BE PRESERVED 6. REPLACEMENT WILL MATCH CURRENT FOOTPRINT. 7. NO SURFACE CLEANING INVOLVED 8. NO ARCHEOLOGICAL IMPACT</p> |
| | <p>9. HISTORICAL INTEGRITY WILL REMAIN 10. NA</p> <p>4C 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, Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none"> 1. Clear photo(s) of every portion of the property affected by the work 2. Historic photograph (if available) <i>NONE AVAILABLE</i> 3. Exterior elevations or sketches of existing conditions and proposed work 4. Samples or specifications of proposed materials 5. If Section 3B applies, evidence of un-reparability 6. Site plan (if applicable) 7. Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org 8. Additional attachments that may assist in understanding the proposed work |
| | <ol style="list-style-type: none"> 1. PHOTOS : SEE PHOTOS # 1-8 FOR CURRENT CONDITIONS, NOTE. THE ROOF OF THE PORCH WILL REMAIN. 2. NONE AVAILABLE. PICTURE ON WISCONSIN HISTORICAL SOCIETY WEBSITE SHOWS CURRENT PORCH. 3. CURRENT FOOTPRINT / DIMENSIONS OF PORCH WILL REMAIN THE SAME. PICTURES # 9-10 SHOW PROPOSED APPEARANCE 4. PICTURES # 11-13 SHOW PROPOSED MATERIALS. ALL PORCH MATERIALS WILL BE TREATED WOOD THAT CAN BE PAINTED / STAINED TO MATCH THE CURRENT PAINT JOB ON HOUSE. PAINTING LIKELY TO OCCUR SPRING 2024 WHEN THE REST OF THE HOUSE WILL BE PAINTED TO REPAIR HAIL DAMAGE. 5. PLEASE SEE NOTE ON 3B 6. NA 7. SEE PRINT OUT. * NOTE, SINCE LISTED, THE SIDING (ASBESTOS) HAS BEEN REMOVED AND IS THE ORIGINAL WOOD SIDING 8. SEE ATTACHED <p style="text-align: center;">EXHIBIT: _____</p> |

1



2

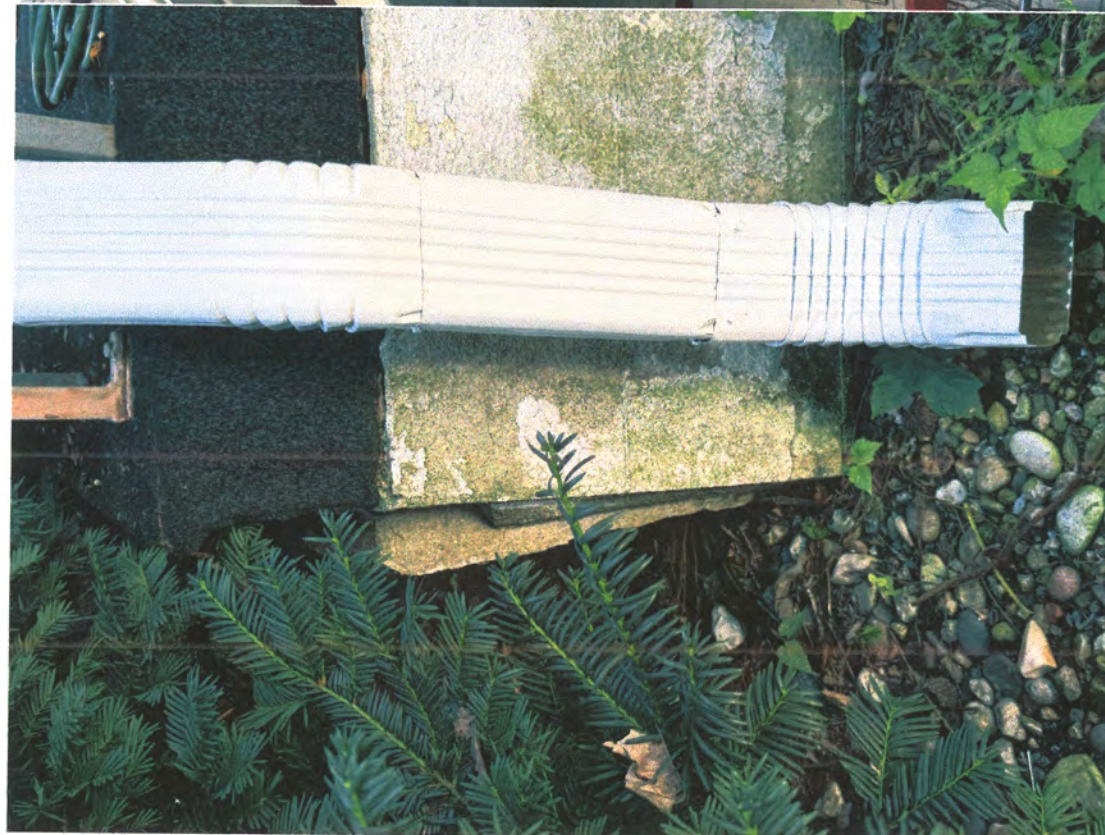
3



4



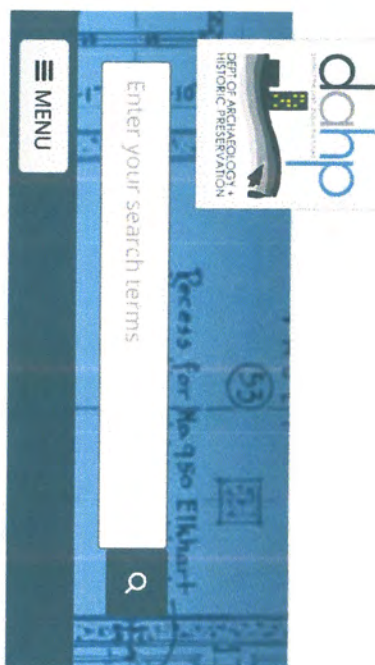
CURRENT PORCH 112 W. LIBERTY STREET



7



8



Home » Historic Preservation » Historic Buildings » Archite

Upright and Wing

1870 - 1910

9

The "Upright-and-Wing" (sometimes referred to as Temple & Wing or Gable Front & Wing) was initially developed for the rural settings,



Nelson Farm, Vancouver



16

4201 2025 163

PROPOSED MATERIALS

menards.com

Fences with style, privacy and security - CLICK HERE to try our
Fence Design and Buy Program



Search

OFF Search In Stock Today at

JANESVILLE, WI Open until 10:00 PM

Pick Up At Store - Customer Picks
2001 MORSE ST, JANESVILLE, WI 53545

AC2® 2 x 2 x 36 Green Pressure
Treated Square Colonial Spindle
SKU: 1113446

\$2.69

\$2.69/each

Additional Packaging/Handling Charges May Apply.

menards.com

Fences with style, privacy and security - CLICK HERE to try our
Fence Design and Buy Program



Search

OFF Search In Stock Today at

JANESVILLE, WI Open until 10:00 PM

2001 MORSE ST, JANESVILLE, WI 53545

Mr. Spindle Montgomery 4 x 4 x 108 Options
Treated Porch Post
SKU: 1113226
Return Policy:
Special Order Merchandise

1

\$151.19

\$151.19/each

Available as soon as
08/26/2025

Mr. Spindle 4 x 4 x 54 Colonial Ball
Top Knotty Cedar Newel Deck Post
SKU: 1072371
Return Policy:
Special Order Merchandise

4

\$207.32

\$51.83/each

Available as soon as
08/21/2025

Additional Packaging/Handling Charges May Apply.

PROPERTY RECORD

112 W LIBERTY ST

Architecture and History Inventory



NAMES

Historic Name: **STEPHEN J. BAKER HOUSE**

Other Name:

Contributing: **Yes**

Reference Number: **85087**

PROPERTY LOCATION

Location (Address): **112 W LIBERTY 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: **Gabled Ell**

Structural System:

Wall Material: **Aluminum/Vinyl Siding** — UPDATED

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 1883.

Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE. MADISON: J. J. STONER, 1883. 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

Have Questions?

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

leah.penzkover@wisconsinhistory.org

If you have an update, correction, or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

| SECTION | APPLICANT and/or OWNER INFORMATION | HISTORIC PROPERTY INFORMATION |
|---------|--|--|
| 1 | Applicant Name: | Historic Property Address: |
| | <i>Michele : James Schaefer</i> | <i>14 Garfield Ave</i> |
| | Applicant Mailing Address: | Evansville, WI 53536 |
| | <i>14 Garfield Ave</i> | The following information is available on the property's tax bill: |
| | <i>Evansville WI 53536</i> | Parcel Tax ID Number: 222 <i>063041</i> |
| | Applicant Phone: <i>914-400-4768</i> | Parcel Number: 6-27- <i>797</i> |
| | Applicant Email: <i>michelemschaefer@gmail.com</i> | The following information is available by searching the property address at www.wisconsinhistory.org/records: |
| | If different from above, please provide: | Historic Property Name: |
| | Owner Name: <i>same</i> | |
| | Owner Address: | |
| | Historic Property Name: | |
| | Owner Phone: <i>michelemschaefer</i> | AHI Number: <i>85058</i> |
| | Owner Email: <i>@gmail.com</i> | Contributing <input checked="" type="radio"/> Y or N |

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

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

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

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: *Michele Schaefer*
Owner or Applicant Signature

DATE: *9-6-2025*

| SECTION | PROPOSED WORK SUMMARY |
|---------|---|
| 3 | <p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p>① Replace existing 4" aluminum siding with 3" flat vinyl siding</p> <p>② Replace existing aluminum gutters, soffits, & fascia w/ same material</p> <p>③ Replace select windows w/ Pella reserve traditional windows.</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p> <p>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>yes.</i></p> <p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p><i>We currently do not have storm or screen windows for house. Some windows have rotten wood. Replacing together keeps visual uniformity. 3" vinyl siding was chosen because it is more visually similar to original siding</i></p> |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|--|
| 4 | <p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property? <i>No,</i></p> <p><i>All windows will stay same size. Windows selected chosen for similar appearance, with 3" bottom window rail.</i></p> <p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p><i>Not applicable - not applying.</i></p> <p>4C Have you submitted this project for state or federal tax credits? <i>No</i></p> <p><i>Not planning on apply.</i></p> |

MPC 164



James and Michele Schaefer
14 Garfield Avenue
Evansville WI, 53536

michelemschaefer@gmail.com
914-400-4768

August 1, 2025

Dear Members of the Historic District Committee,

We are writing to formally request your consideration and approval for replacing the siding and several windows on our home located at 14 Garfield Avenue, which is within the historic district of Evansville.

Like everyone else, our property was recently impacted by the hailstorm that came through in April. We received insurance approval to replace all of the aluminum siding on our home with vinyl, if given your approval for the change in materials. If the siding is all to be removed and replaced, it presents a unique opportunity to also replace windows.

We understand and deeply respect the importance of maintaining the historical character of our neighborhood and know that window replacement is not something to be taken lightly. With that in mind, we have taken great care in selecting window replacements that, while modern in function and efficiency, closely match the original look and profile of the existing windows. This type of replacement involves a significant investment on our part, but we believe it is the right choice for preserving the home's character while also improving its livability, maintainability, and energy efficiency into the future.

While some of our windows may be at a point where refinishing is an option, there are others that have significant wood rot and damage. We also no longer have the storm windows or screens for the home, meaning we would need these custom made along with refinishing everything in order to achieve the same level of home liveability as a replacement.

As I am sure you know, maintaining an old house takes a lot of work. While we understand that this committee is mostly concerned with the exterior of the house, as homeowners we are concerned with all of it. We roughly estimate that replacing the windows will cost 15K more than refinishing them and purchasing new storm windows. To us, this additional expenditure is worth it, allowing us to focus on other projects that help us adhere to the home's original character and nature. For example, refinishing the interior wood molding and built-in cabinetry.

We would greatly appreciate the committee's consideration of this request and are happy to provide any additional details beyond what we have provided in our application packet.

Thank you for your time and commitment to preserving the integrity of our historic district. We look forward to your guidance and feedback and are happy to meet in person or answer any additional questions you may have.

Warm regards,
Michele and Jim

***** Note: I am hoping by the time we meet I will have more info from #3, #4, and #5, as well as potentially others from the list. If you'd like me to email an updated list prior to the meeting, let me know. (michelemschaefer@gmail.com).

Restorers Contacted: 6/6/555

1. Pam
Sash-A Restoration, LLC
Sash-a-restoration.com
(608)620-4025
 - Responded but no longer takes work outside of Madison, due to the amount of work in Madison.
 - Gave rough estimate "A very rough estimate for restoration of one double hung sash window opening with one pane per sash would be \$1300-1400 (unless there's significant wood rot requiring repair)."
2. Ray
RW Restoration Carpentry & More
 - Responded, but no longer taking work that isn't near his home (70 years old).
 - *Replacement of everything is generally more than 50% more expensive than restoration. Properly restored and with storm windows you'd be surprised at how efficient they are. Unfortunately I'm not able to take on any big projects currently and I honestly don't know who else might be able to help.* (But acknowledged we'd also need storm windows).
3. Thoughtful Craftsman (8/5)
 - After initial contact his email stated that "A distance of 80 to 100 miles is definitely on the farther side for us... but that it wasn't an automatic no." I've sent photos of the house to them along with more details, to see if it would be a big enough project to warrant their travel. Working on setting up a phone call with them to discuss further.
4. Historic Window & Door Co, Madison (7/30)
 - Initial consultation set up for 8/20 virtually.
5. Cardinal Restoration (7/30)
 - Responded to my initial email and I've texted them to try to set up a date for a site visit for week of 8/18. Is booking jobs into next summer.
6. Rehab Glass LLC (8/5)
 - Meeting set for Monday 8/18 (yet)
7. Architectural Building Arts, Madison (7/30)
 - No Response (yet)
8. Root Down Remodeling (8/5)
 - No response (yet)



Numbered windows would be replaced.



HPC - 2025 - 164

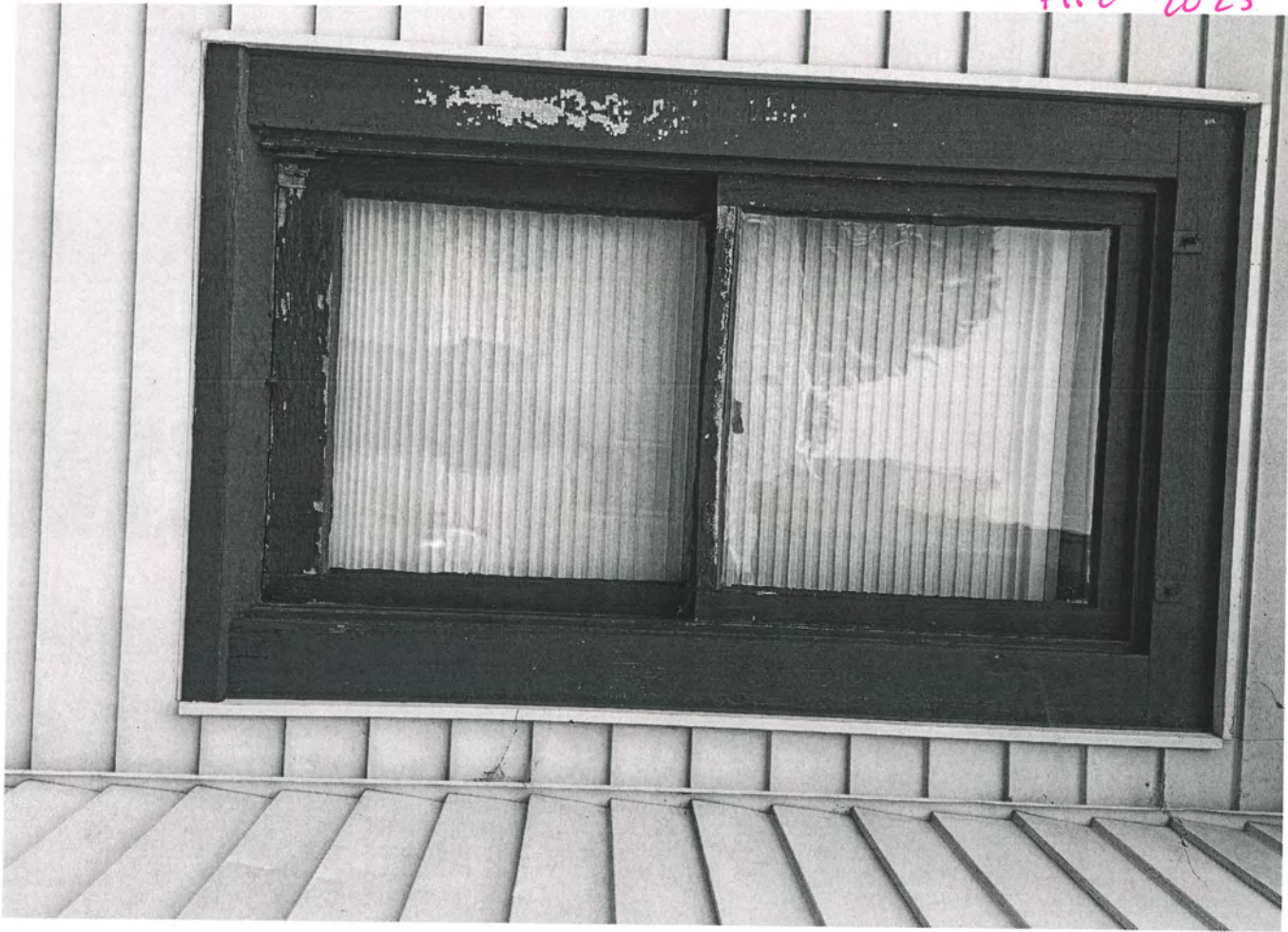


HPC 2025 164

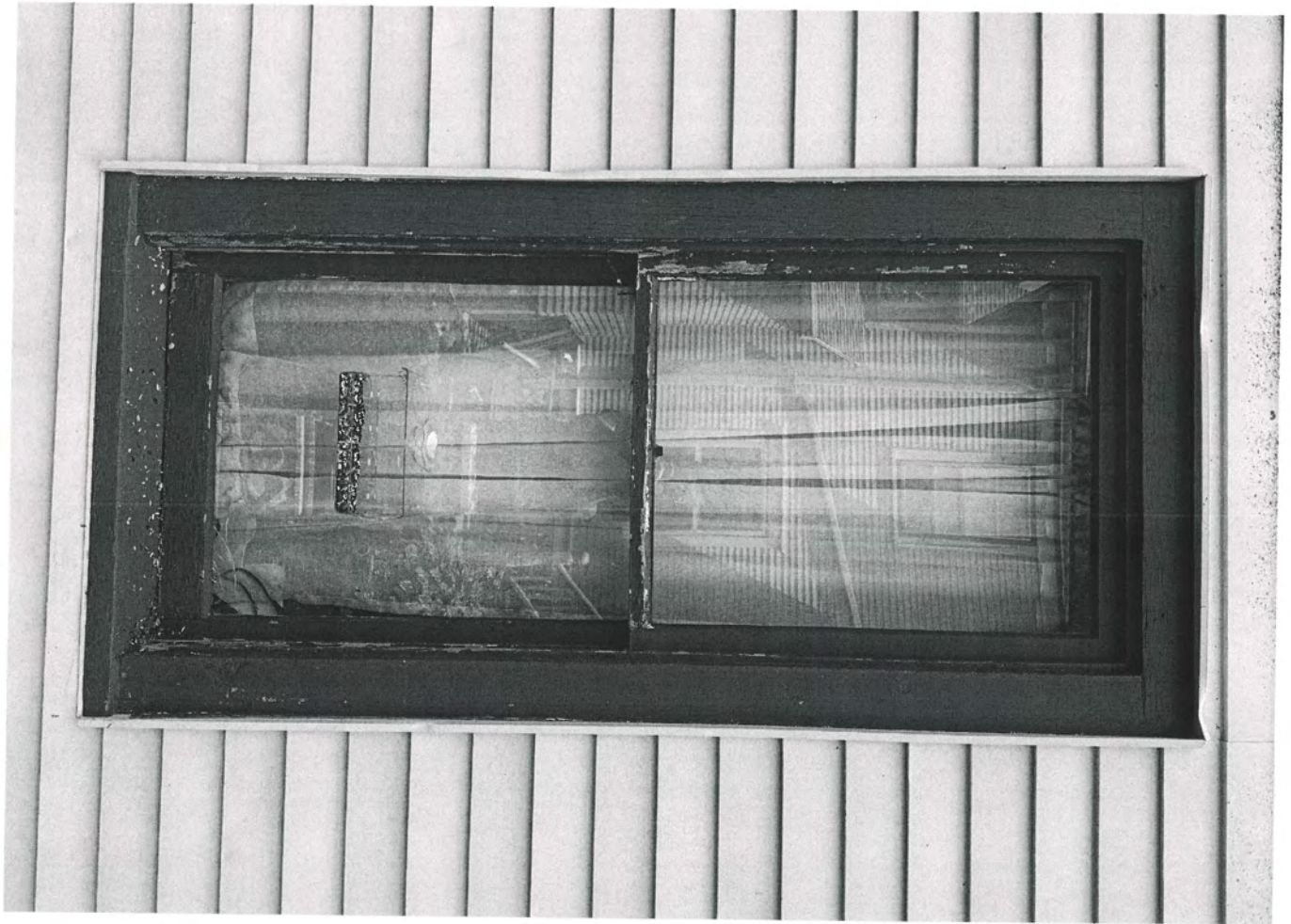


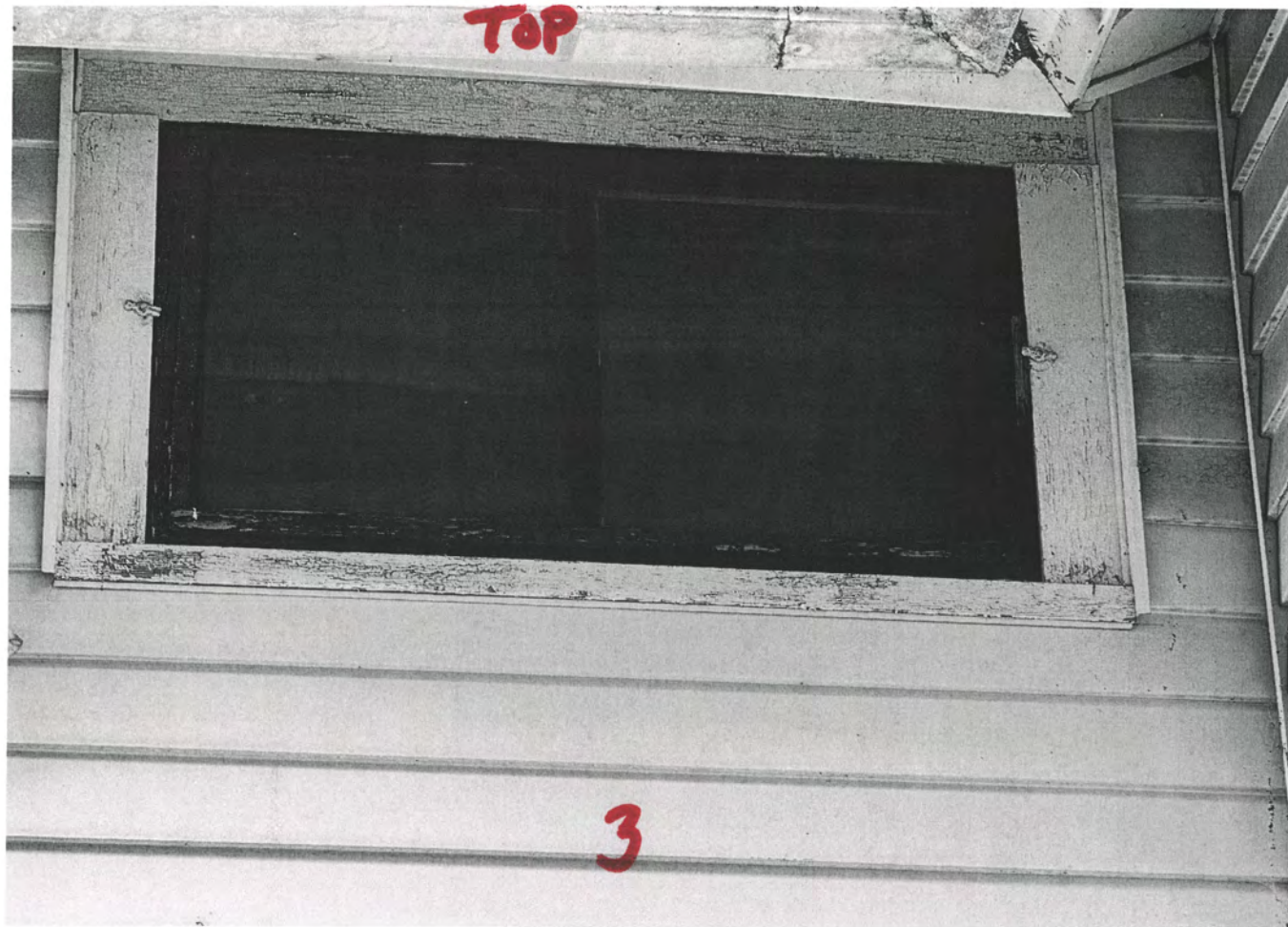
13

1

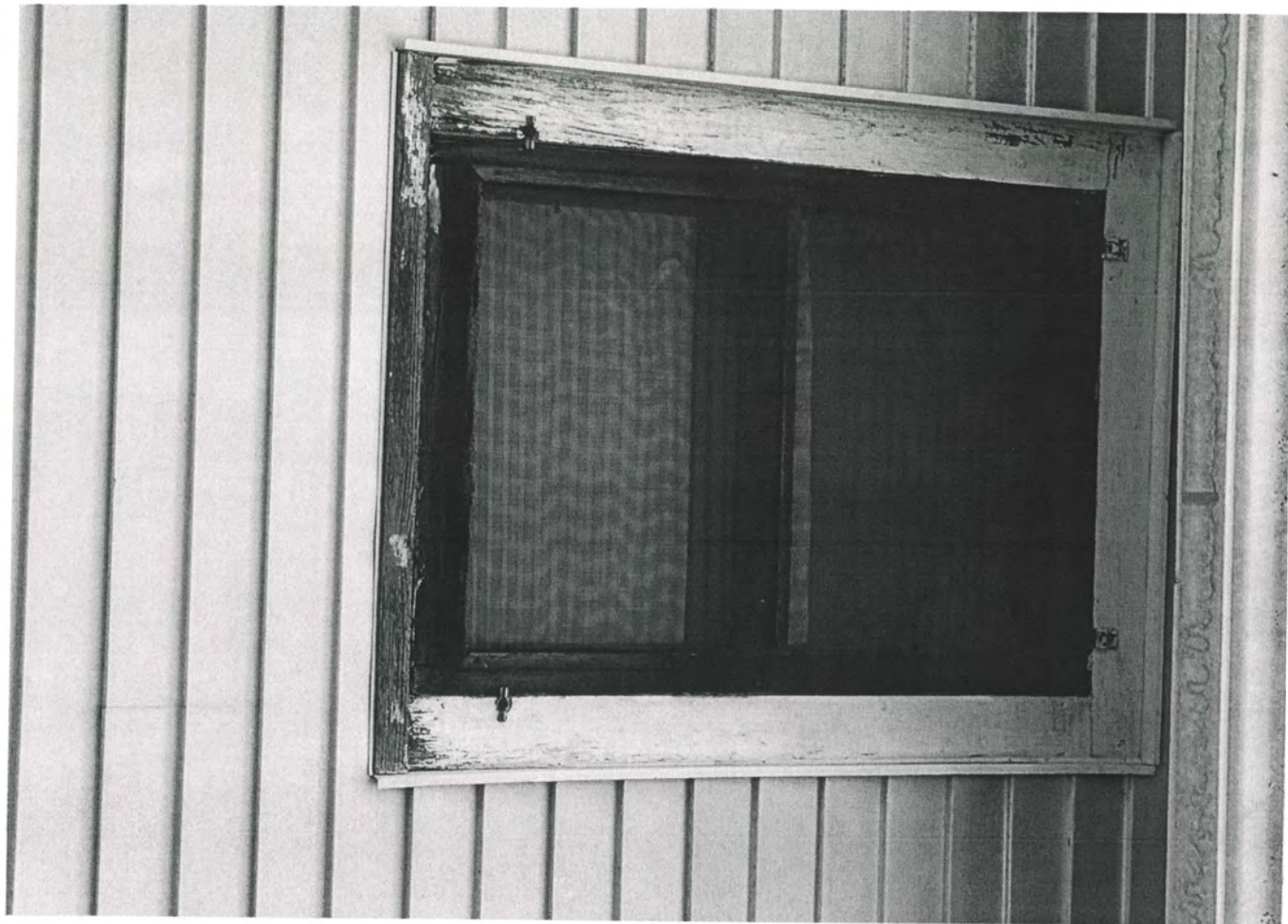


2





5



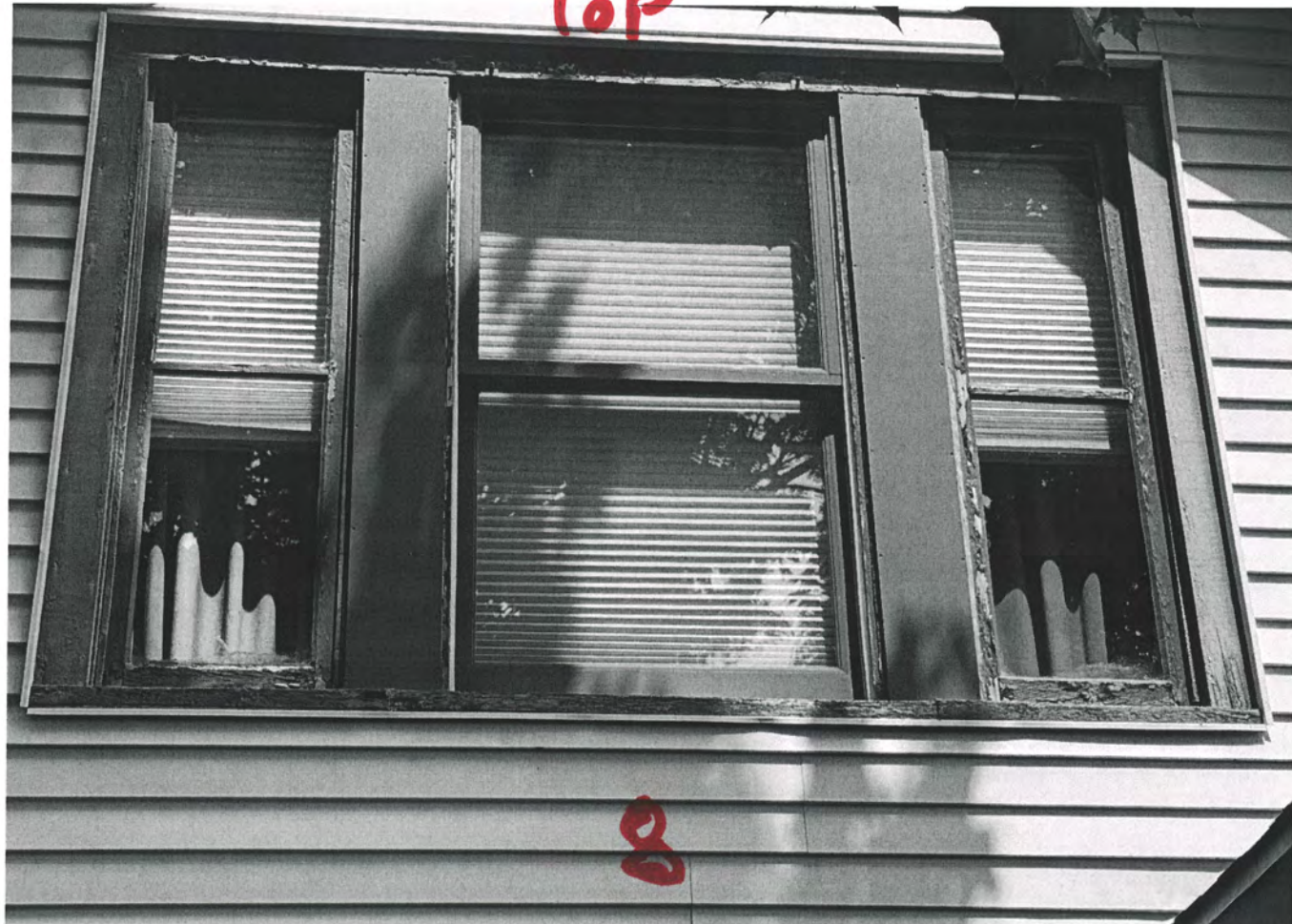
6



✓

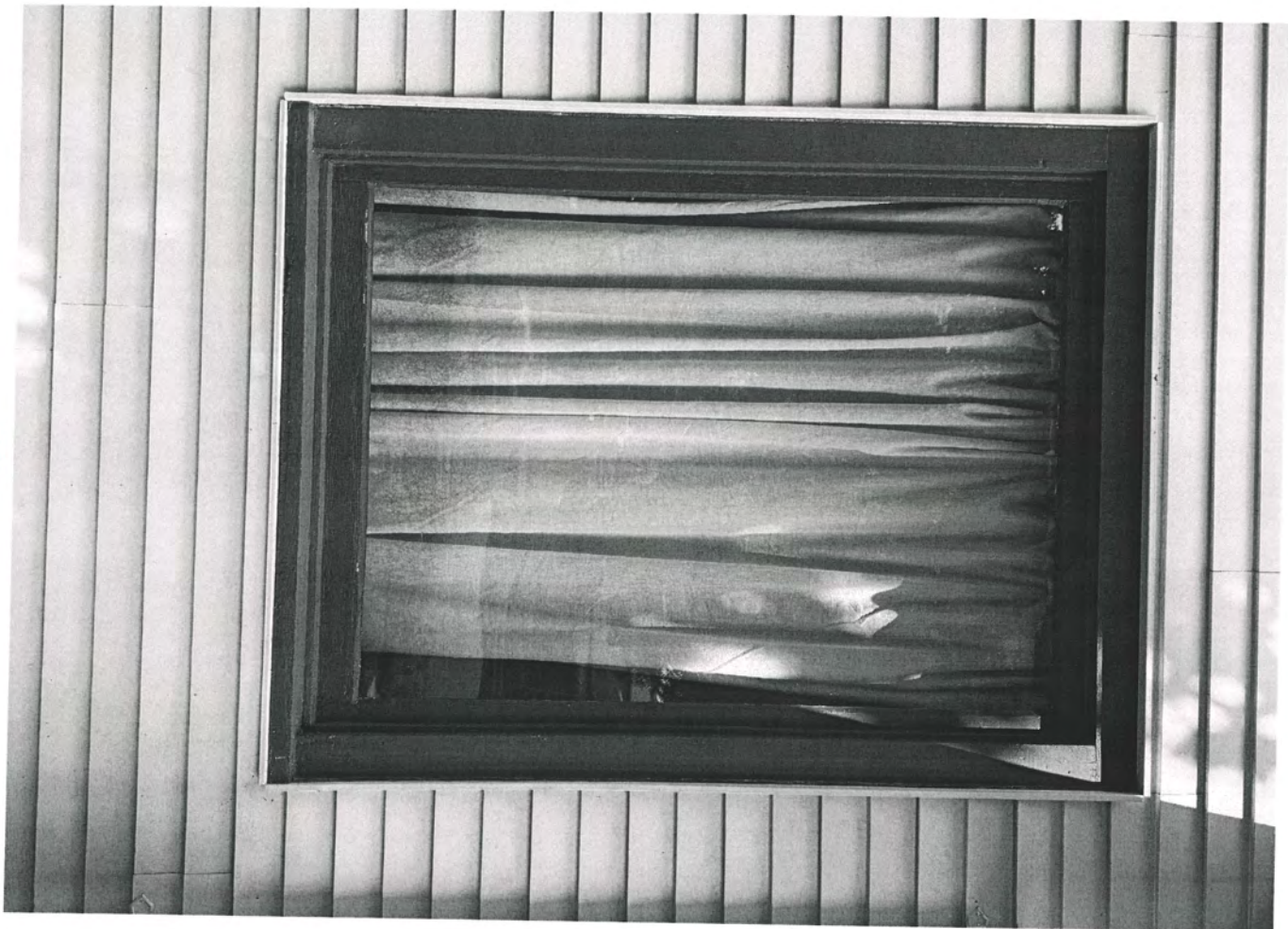


Top



8

9



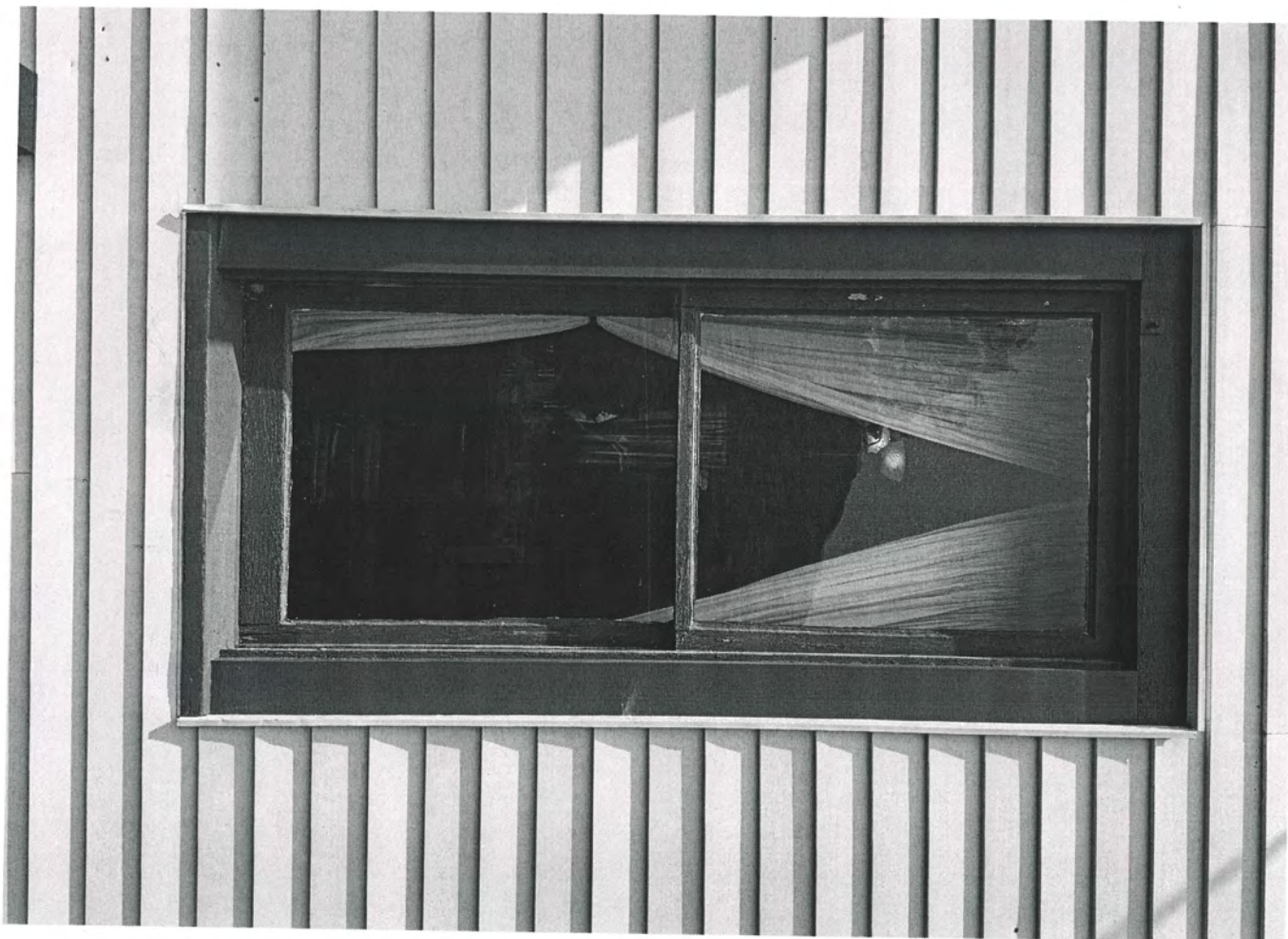
10



11



12



13



Phygem Mastic Vinyl Siding

Carvedwood•44® delivers strength, durability, the beauty of real wood and endless design options. Offered in 42 stunning colors, five distinct profiles and two attractive finishes, smooth and woodgrain. Carvedwood•44 is the ideal choice for a virtually maintenance-free home exterior.

Triple Smooth, White



.044" THICKNESS

PREMIUM .044" NOMINAL THICKNESS
Superior thickness and impact resistance.

178 MPH

**WIND VELOCITY —
RATED UP TO 178 MPH**
**MINUTEMAN COUNTY
FABRICATED**
Proprietary design and engineering delivers a panel that achieves superior wind resistance.



T-2 LOK
Locking system delivers a positive locking action with a wider locking mechanism for more contact area.*



ROLLOVER, REINFORCED NAIL HEM*
Easier installation — more precise and secure fastening.



DURANYL® 5000 PROTECTION SYSTEM
Proprietary technology adds extra UV protection to our deepest, most vivid colors — protects color against harsh elements and maximizes long-term weatherability.



HANG-TOUGH™ TECHNOLOGY
Exclusive formulation and process boosts durability so panels are more resistant to cracking, impact and thermal distortion. As an added benefit, rich color resides throughout the panel — virtually eliminating the appearance of nicks and minor surface scratches.



5/8" PANEL PROJECTION
Enhanced shadow lines replicate the appearance of real wood panels.



BREATHE EASY
Cutting does not produce harmful silica dust which can cause lung disease.



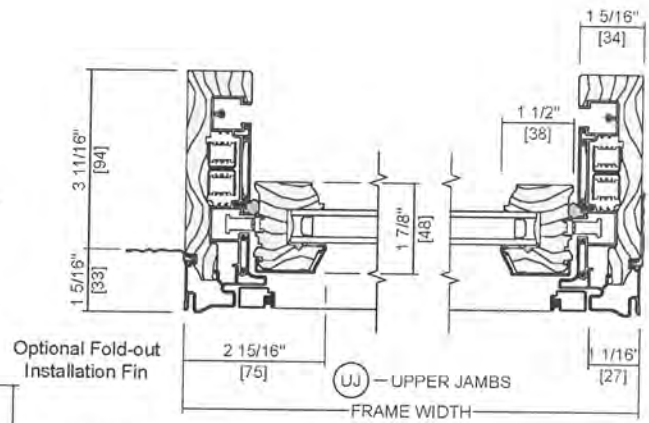
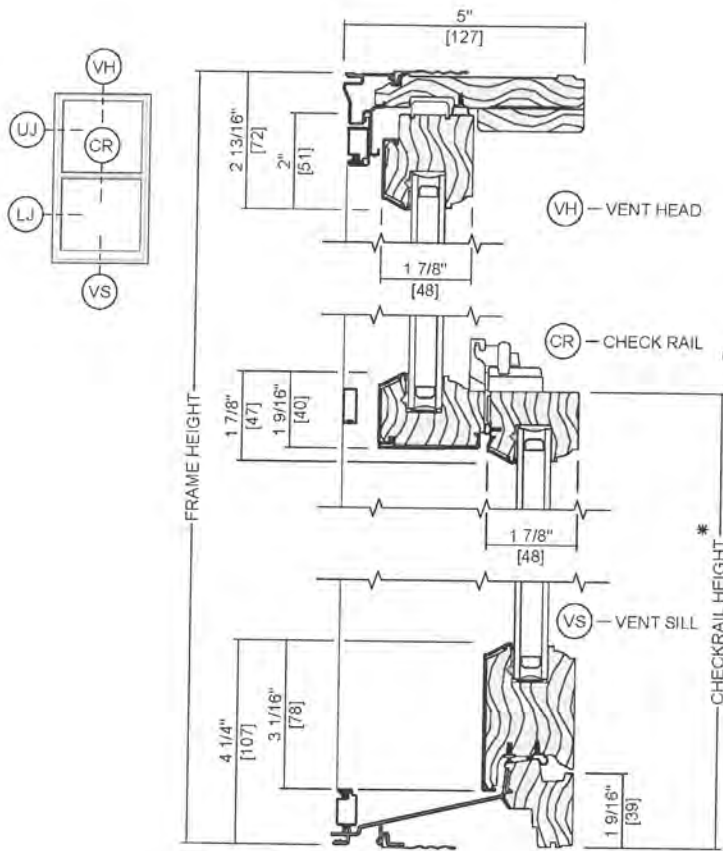
SUSTAINABLE
Crafted of readily available natural materials — our vinyl siding is safe, sustainable and recyclable.



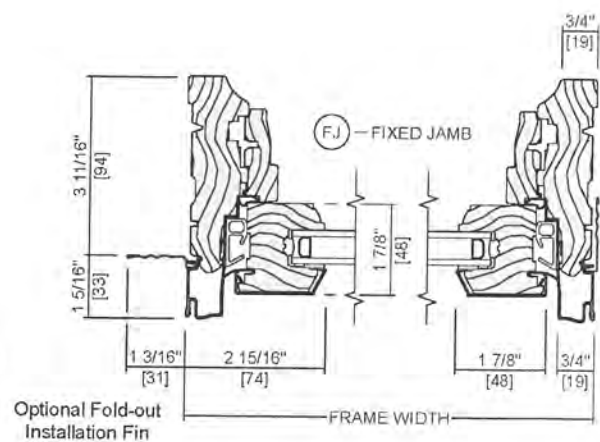
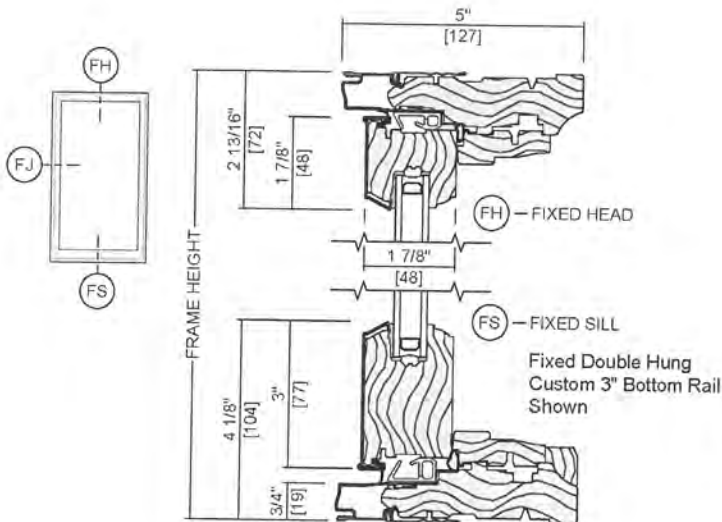
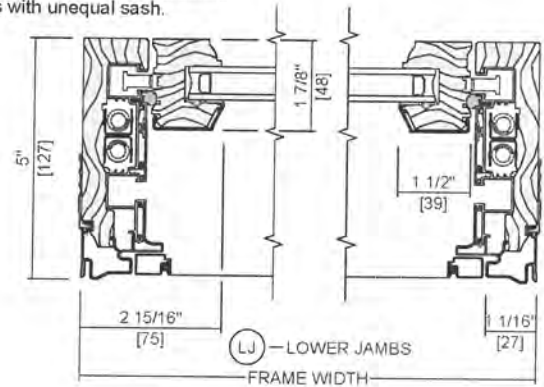
CLASS 1(A) FIRE RATING

*Single 8" panel features a unique, advanced locking system and nail hem.

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile



* Dimension required for ordering units with unequal sash.



Scale 3" = 1'-0"

All dimensions are approximate.