

## 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 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. Due to COVID-19, this meeting will provide the option to participate virtually. To participate via video, go to: [meet.google.com/amx-jnqp-vqu](https://meet.google.com/amx-jnqp-vqu) or by phone, dial: 323-886-1792 and enter PIN: 691 131 856# when prompted

**City of Evansville Historic Preservation Commission**  
Regular Meeting  
City Hall, 31 S Madison St. Evansville, WI 53536  
Wednesday, November 17, 2021, 6:00 p.m.

### AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the October 20, 2021 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
  - A. 132 West Main – New Construction for an in-ground swimming pool (HPC-2021-41)
  - B. 327 West Liberty – New Fencing (HPC-2021-42)
  - C. 115 S Madison – Fence (HPC-2021-15)
  - D. 18 E Main Mural
8. Discussion Items
  - A. 120 College Drive -- Replace windows
  - B. 20 Mill Street – Withdraw Application (HPC-2021-10, HPC-2021-16)
9. Correspondence, Comments or Concerns
  - A. 108 East Main (HPC-2021-23)
10. Next Meeting Date: *December 15, 2021.*
11. Motion to Adjourn.



*These minutes are not official until approved by the City of Evansville Historic Preservation Commission.*

**City of Evansville Historic Preservation Commission  
Regular Meeting  
Wednesday October 20, 2021 at 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street**

**MINUTES**

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

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Jason Sergeant, Community Development Dir. Jim Bates, Resident
Vice-chair Steve Culbertson	P	Scott Smith, Applicant
Gene Lewis	P	
Katie Sacker	P	
Vacant	A	
Cheryl Doerfer	P	
Steve Christens	P	

**3. Motion to approve the agenda by Christens, seconded by Culbertson. Motion carried unanimously.**

**4. Motion to waive the reading of the minutes from the September 15, 2021 meeting and approve them as printed with alteration to 7.C. to indicate there was a motion to approve the application that was made by Stephans and to correct spelling of his name by Culbertson, seconded by Christens. Motion carried unanimously.**

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

**6. Citizen appearances and Public Presentations.** Jim Bates and Lisa Shields wanted to make sure they knew what needed to be done to restore the exterior of their historic home prior to submitting an application. Needed restoration included repainting the exterior and replacing porch and balcony railings. Stephans and Sergeant explained that historic appearance needed to be kept and anything that cannot be repaired needs to be replaced in kind.

**7. Applications- Action Items:**

**A. 246 W Liberty – Roof, Windows, Doors (HPC-2021-39)**

Applicant Scott Smith present. Applicant described the application. All windows would be replaced including four stained glass windows but stained glass would be hung inside behind the new windows. Windows would be replaced with vinyl. Stephans expressed that the windows appear to be repairable. **Motion to approve the backdoor and roof**

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**portions only as submitted and not the window portion by Culbertson, seconded by Christens. Motion carried unanimously.**

An application for the window portion of the project must be resubmitted either for repair or for replacement in kind with proof of unrepairability from a contractor experienced in restoring historic windows.

**B. Downtown Murals**

Sergeant wanted the commission's views on whether murals in the historic district needed to be brought before the commission. After discussion, Sergeant will request more formally for people involved with painting murals in the historic district to present information regarding murals to the commission.

**8. Discussion Items:**

**A. 20 Mill St – Demolition and Reconstruction (HPC-2021-10 and HPC-2021-16)  
(placeholder)**

Applicant not present. Sergeant to send letter to owner to verify intent at this time.

**9. Correspondence, Comments and Concerns.**

Sergeant updated the commission that the new Community Development Director to sign contract this week.

Sergeant also updated on the pool/splash pad project. There will be a meeting on Thursday 10/21/21 to review if the pool is a contributing factor.

**10. Next Meeting Date:** November 17, 2021 @ 6:00

**11. Motion to Adjourn by Christens, seconded by Sacker. 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, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Anika Laube</i>	Historic Property Address: <i>32 West Main</i>
	Applicant Mailing Address: <i>32 West Main street Evansville, WI 53536</i>	Evansville, WI 53536
	Applicant Phone: <i>608.444.2844</i>	The following information is available on the property's tax bill: Parcel Tax ID Number: <i>222 063018</i>
	Applicant Email: <i>alaube@coylecarpet.com</i>	Parcel Number: <i>6-27-771</i>
	If different from above, please provide:	The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a> :
	Owner Name:	Historic Property Name: <i>Charles Spenser House</i>
	Owner Address:	AHI Number: <i>84958</i>
	Owner Phone: <i>608 444-2844</i>	Contributing <input checked="" type="radio"/> Y or N
	Owner Email: <i>alaube@coylecarpet.com</i>	

**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: \_\_\_\_\_

*Anika Laube*  
Owner or Applicant Signature

DATE: \_\_\_\_\_

*9/2/21*

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input 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 type="checkbox"/> Other: <u>In ground swimming pool</u>
<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"/> _____

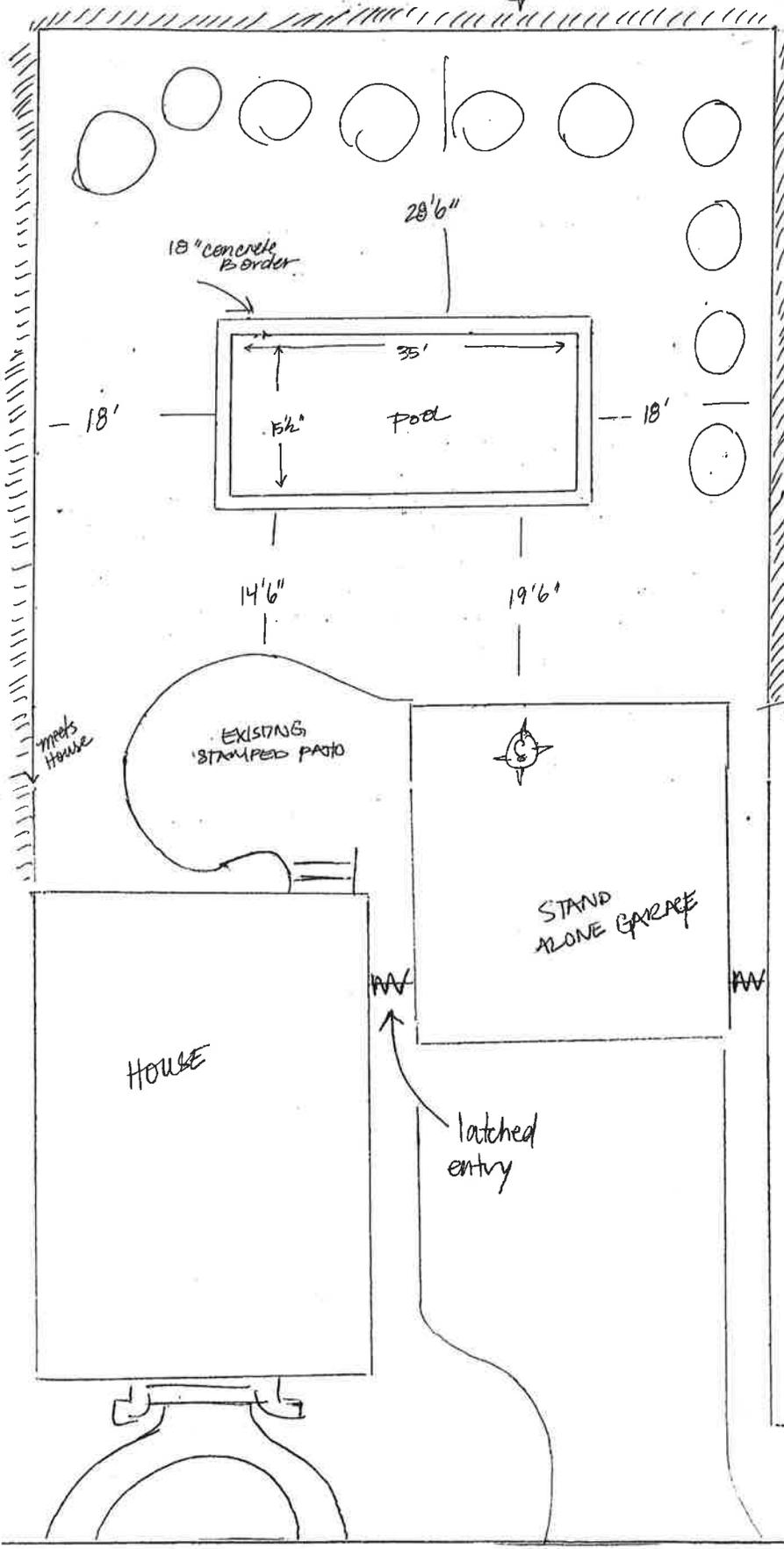
SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>Backyard in ground swimming pool residential Fiberglass insert, saltwater, heated with cover concrete border  Plan &amp; proposal by Patio Pleasures attached</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? <span style="float: right;">NO</span></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 style="text-align: center;">NO</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>not visible from street view new pool will be compatible with other yard features and allow space for plenty of landscaping <span style="float: right;">House</span></p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Exterior elevations or sketches of existing conditions and proposed work</li><li>4. Samples or specifications of proposed materials</li><li>5. If Section 3B applies, evidence of un-reparability</li><li>6. Site plan (if applicable)</li><li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li><li>8. Additional attachments that may assist in understanding the proposed work</li></ol>
<p style="text-align: center;"><i>photos attached in email</i></p> <p style="text-align: center;">EXHIBIT: _____</p>	







NW IRON GATE

/// 48" TALL EXISTING WOOD FENCE

○ EXISTING MATURE PINE TREES

WOODS HOUSE

EXISTING STAMPED PAD

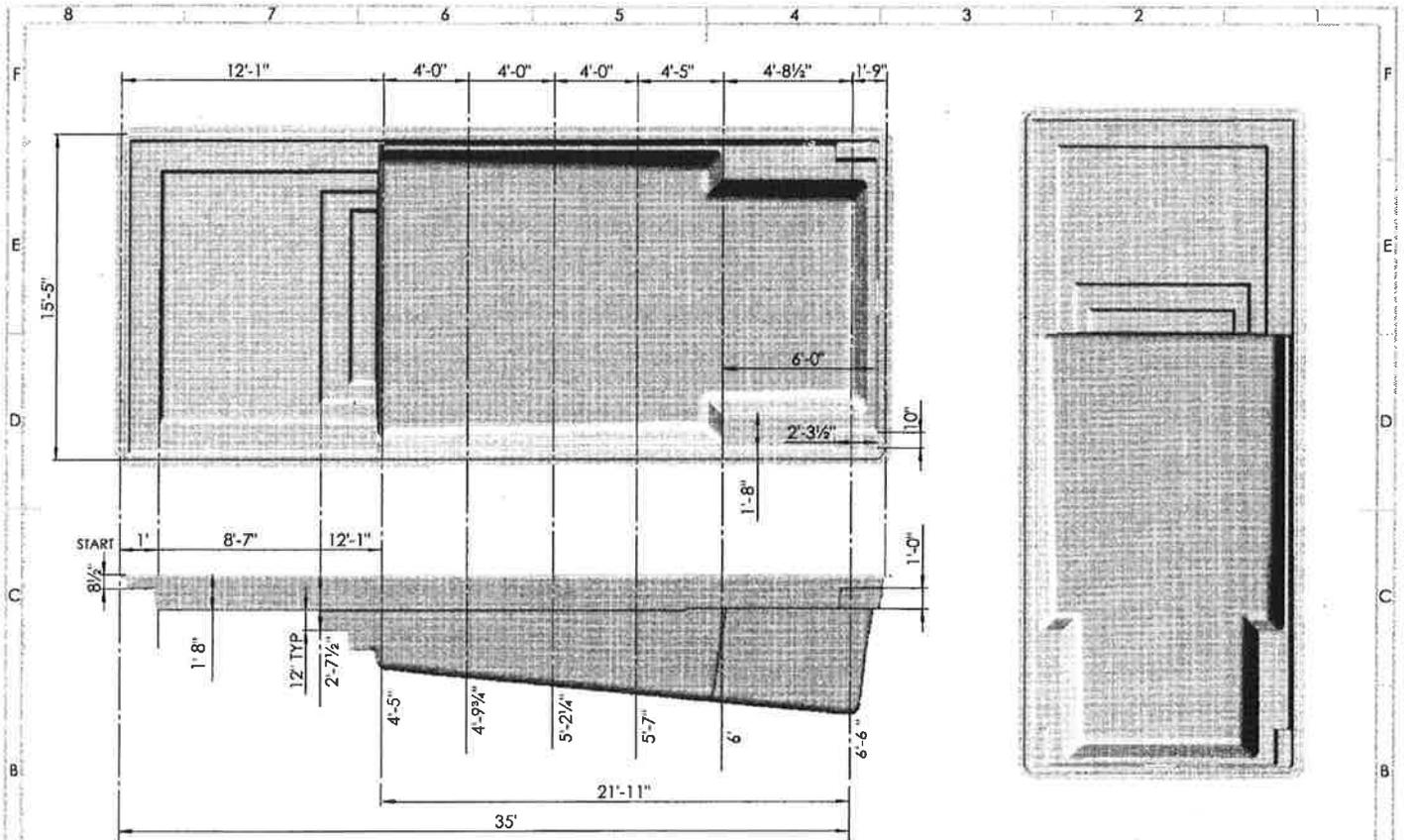
WOODS ADJACENT BUILDING

HOUSE

STAND ALONE GARAGE

latched entry

MAIN STREET



**Disclaimer:** The measurements on this Dig Sheet are provided only as a reference as the excavation needs for each installation may vary. In addition, from time to time we may make enhancements to the pool laminate construction which in some cases may result in minor alterations to the measurements provided. Please ensure that you are using the most current dig sheet version as a reference for your install and inspecting the individual pool for any necessary adjustments.

Area: 536 sq ft  
 Volume: 13,901 gal  
 Perimeter: 100' 8" lin ft

**imaginepools™**

Imagine Pools Manufacturing  
 2901 Leisure Island Way, Knoxville, Tennessee 37914

PROPRIETARY AND CONFIDENTIAL  
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF IMAGINE POOLS. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF IMAGINE POOLS IS PROHIBITED.

35' LONG X 15' 5" WIDE  
**Illusion 35**

REVISION  
 2/17/20



SWIMMING POOL INSTALLATION CONTRACT

Date 1/8/31/21 Contract # 1M1L352022
Owner(s) Anika Laube (Paul) Phone (608) 444-2844 (Cell)
Address 32 W. Main St. Email alaube@CoyleCarpet.com
City/State Evansville, WI Zip

All prices herein are based on normal access and excavating conditions. \*Stone purchase, placement, pipe and pump rental for dewatering and stabilization of non-apparent ground conditions is \$1,495.00 for the initial load and materials. This payment is in addition to the contract price payable at second installation. Please read this contract carefully to eliminate any misunderstanding. Thank you. Owner(s) Initials

Approximate commencement of installation Summer 2022
Approximate substantial completion

AGREED: For purposes of the period of performance, the parties fully agree that "time is not" of the essence, and several factors such as weather, ground condition on site, or equipment availability may apply. Delays are common and expected. See Addendum A, Installation Check List.

POOL SPECIFICATIONS

MANUFACTURE Magna Fiberglass MODEL Illusion 35'
SIZE W + L 35 + APPROXIMATE DEPTH SHELL COLOR TBD

NO diving board allowed in areas less than 8'. See safety package provided.

POOL OPTIONS

- 1. POOL HEATER NO YES TYPE Pentair Heat Pump
2. POOL LIGHTING NO YES TYPE Pentair (3) microbulb
3. SAFETY COVER NO YES COLOR
4. AUTO COVER NO YES COLOR TBD
5. SLIDE NO YES TYPE
6. DIVING BOARD NO YES TYPE
7. POURED EQUIPMENT PAD (\$600 upgrade as Patio Pleasures needs to add a 2nd visit for equipment hook up after concrete is poured. Otherwise a faux pad is provided by Patio Pleasures. NO YES
8. OTHER (Basketball or Volleyball) 3 loads of back fill, water to fill the pool, UV Brushheld & Salt System

WORK AND PAYMENT SCHEDULE

PAYMENT: You agree to pay Patio Pleasures, LLC for the performance of the work and furnishing of material under this contract, the sum payable as described in the Schedule of Progress Payments listed below. These payments are due on day of completion. Owner(s) Initials
This schedule describes the value of the work to be performed and the payments that you will pay to Patio Pleasures LLC in installments as listed below. This amount does not include any additional work request (A.W.R.'s) of materials described within the terms of this contract. Owner(s) Initials
The total value of the work to be performed under this contract is agreed to be the amount of

Ninety four thousand five hundred twenty eight dollars (\$94,528)
SCHEDULE OF PROGRESS PAYMENTS DUE UPON SERVICES COMPLETION

Table with 2 columns: Payment Type and Amount. Rows include BASE PRICE (\$89,100), SALES TAX (\$4,928), TOTAL (\$94,528), 50% DEPOSIT - Check # (\$47,264), 40% BALANCE DUE (\$42,537.60), and 10% BALANCE DUE (\$4,726.40).



To Our Valued Customers,

The price volatility and unpredictability in the swimming pool & hot tub industry continues to be a challenge.

Many contributing factors have played into the numerous price increases and surcharges being passed on from manufacturers and supply chains. In many scenarios, we are seeing price increases on a weekly basis. Since the beginning of 2020, we have seen price increases as high as 20% depending on the manufacturer.

These price increases are being applied to product Patio Pleasures has on order, but not yet shipped by the supplier. We will continue to hold prices as low as we can and only apply price increases when necessary.

Depending on the manufacturer and inventory levels, certain products will see different increases at different times throughout any given month.

**As a reminder, Patio Pleasures is unable to hold prices on any product unless currently in inventory or until the product is actually shipped by the manufacturer and allocated to your order. Once inventory levels are determined to be sufficient for any particular project or pricing is confirmed by our vendors at time of shipment, it is then that we will be able to lock in your pricing. We understand the difficulty this creates.**

Orders placed with extended ship dates will be most affected by this situation. In the event of a price increase on an order, you will be notified and given the opportunity to cancel the order prior to April 1, 2022 or to proceed with the order and have it ship at the higher price.

Patio Pleasures will continue to work to minimize price increases and delays as much as possible in 2021 and 2022. We thank you for your valued business and look forward to working with you.

Sincerely,

Rene Huston  
President

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Customer

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Date

The warranty is not effective until the project balance, including change orders, is paid in full. Owner(s) Initials \_\_\_\_\_  
Credit card payments subject to a 3% convenience fee. Payments for stone, extra material and machine time are also due day of completion. Certified cashier's check, please, we can not accept cash. If you have any questions, please do not hesitate to call. The additional terms on the reverse side hereof and Addendum A are part of this contract. Thank you. Your patronage is truly appreciated by Patio Pleasures, LLC and all of our employees.

**NOTICE TO OWNERS OF CONTRACTORS LIENS. Under Wisconsin lien laws, AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, CLAIMANT HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES PERFORMING, FURNISHING, OR PROCURING LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CLAIMANT, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS OR SPECIFICATIONS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO PERFORM, FURNISH, OR PROCURE LABOR, SERVICES, MATERIALS, PLANS, OR SPECIFICATIONS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. CLAIMANT AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.**

**PATIO PLEASURES WILL:** (1) Provide for normal excavation for pool to be constructed, but if rock, stumps, trees or debris, difficult material, water any other obstacles or obstructions are encountered, it is agreed that the cost of the removal of obstacles or obstructions will be the owner's responsibility as the contract presumes the area to be excavated is free of such obstructions; (2) exercise due care but will not be responsible for unavoidable delays in construction or damage in the ordinary and usual process of excavation and installing the pool and accessories, including ingress and egress which owners will be fully responsible to grade, re-seed, repair and landscape to their own specifications after pool construction; (3) exercise due care in the installation of the liner (if applicable) but cannot guarantee that it will be wrinkle-free (4) rough machine grade the pool area to accommodate a 3' deck. All clay and rocky soil will need sandy soil to be spread by others to act as final grading materials. (5) reserve the right to substitute equipment or materials used for pool construction with that of like quality.

**PATIO PLEASURES WARRANTIES:** (1) That all materials used in completing the pool installation contracted herein, will be of high quality and that all work performed on the pool site will be done in competent and workman like manner. If any substantial defect occurs in the workmanship of the pool, written notice must be given to Patio Pleasures within 1 year of installation date. This warranty does not extend to any shifting or settling of earth in excavation or pool area, under pool base, deck or footings for any reason whatsoever. (2) Owner/Purchaser acknowledges that shifting or settling of earth in excavation or pool area, under pool base, deck or footings during or after construction is completed can occur and hereby holds Patio Pleasures and it's agents harmless for any damage resulting from such occurrence; (3) assembled units, such as heaters, pumps, motors, filtration, etc. are subject to manufacturer's guaranty or warranty and no claim shall be filed under this warranty against Patio Pleasures, who will be held harmless. Any warranty on piping, pumps, filtration, heaters or other items not winterized by Patio Pleasures will be fully void, and fully agree that Patio Pleasures will be held harmless for such damage described in this paragraph without exception **Owner(s) Initials** \_\_\_\_\_.

**PATIO PLEASURES WILL NOT:** (1) Be responsible for any damage to pool or equipment due to underground, surface or drainage water, or drainage conditions which may arise at the site; (2) be responsible for natural acts of God, emptying of pool by owner or others without the presence of contractor's representative and any changes in the surface area made by owner around or near the pool area which may relate to drainage or water conditions; (3) in regards to all dates specified herein, be responsible for delays or defaults by carriers or suppliers, weather, lack of access to the home and any other causes beyond our control, including inability to obtain materials, or equipment (4); be liable for any damage to pool, piping or liner by termites or insects of any kind; (5) be responsible for any damage done by us to trees, lawns, shrubs, flowers, driveways, septic systems and wells as a result of this work in installing or obtaining ingress and egress to the pool site and neighboring properties. In the event any damage shall be incurred by owner as a result of such installation, owner shall be responsible for such restoration; (6) provide water to refill the pool for any reason, removal of spoils, landscaping, fencing, temporary or permanent, or electrical connections. These will be separate cost to the owner and performed by others; (7) be held responsible for damage to the entire pool structure and equipment as the result of improper chemical balance (i.e., shell cracking or fading) or improper summerizing, winterizing or service done by others. Unauthorized summerization, winterization, chemical treatment or service by an unauthorized agent will void all warranties on liner, piping, pool components and mechanical equipment; (8) be responsible for cracks of any kind, discoloration of the concrete deck, or settling of dirt surrounding and under decking. Concrete cracking, settlement and shifting of deck is not warranted and is fully expected and customer agrees that Patio Pleasures and its agents will be held harmless for such instances as described in this paragraph without exception.

**OWNER WILL:** (1) Be responsible for the furnishing of building permits required by the local government body, (2) be responsible for compliance with any codes or ordinances prohibiting or relating to the construction of the pool; (3) be responsible for bonding, electrical installation and inspections; (4) be responsible for final location of the pool and property site, including all setbacks, elevations and side yard requirements; (5) provide ingress and egress to and from pool site for excavation equipment and rocks; (6) be responsible under "Excavation" for the costs of clearing the site for pool, including removal of spoils, trees, pipes or other obstructions and will furnish any electrical hook-up required for the installation of pool; (7) At Patio Pleasures discretion, be responsible for expense of backfill material brought in to replace unfit excavation material; (8) in event pool is to be financed, obtain any documents required by an appropriate finance agency in order to effect payment; (9) be responsible for payment for any stone, concrete, fill or labor needed to rectify any water table, grading or stabilization problems which arise on site and water to fill pool or refill pool for any reason; (10) provide temporary fencing around pool area during construction and permanent fencing to meet local codes as soon as possible and hold Patio Pleasures harmless for any liability pertaining to fencing of the entire pool area of injury of any kind which may occur; (11) allow Patio Pleasures to neatly replace packaging from pool and equipment in a convenient area for local refuse pick up on site; (12) if access is deemed by Patio Pleasures to be unattainable around pool site, owner acknowledges the need of concrete pump and crew charges or any other special equipment, will be at their expense and fully approved, in advance by signing of this contract.

**LIQUIDATED DAMAGES:** In the event the owner, owners or co-signers fail to comply with the terms of this contract, he, she or they hereby agree to pay Patio Pleasures liquidated damages according to the terms of this paragraph. The amount of damages will consist of all amounts Patio Pleasures becomes obligated to pay, transfer or apply for one or more custom products to fulfill the purpose of the contract. In addition, we will also be entitled to a reasonable amount of lost profit on the contract which will be measured by 30% of the total contract value, plus reasonable filling cost and attorney's fees in the event this matter is turned over to arbitration or our attorney for collection. Most importantly, owner, owners or co-signers acknowledge that such damage are appropriate as Patio Pleasures is securing them a construction time frame in a fully booked seasonal schedule and any breach of this contract will cause direct damage to Patio Pleasures. As such, the value attached thereto of 30% of the contract amount is reasonable and fair as agreed by all parties and is undisputed. In the event a customer cannot have the installation of said pool within the time of Patio Pleasures scheduling as written herein, for any reason, customer agrees to pay Patio Pleasures 30% of contract total to hold the contract until such time customer can fulfill their obligations under terms and conditions of this contract for up to a year at which time the sum will be forfeited to Patio Pleasures. **Owner(s) Initials** \_\_\_\_\_.

**ARBITRATION:** OWNER(S) ACKNOWLEDGE THAT ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATED TO THIS CONTRACT BROUGHT BY THE OWNER(S) SHALL BE SETTLED BY BIDDING ARBITRATION IN ACCORDANCE WITH THE CONSTRUCTION INDUSTRY ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION (AAA) AND JUDGMENT UPON THE AWARD BY THE ARBITRATION(S) MAY BE ENTERED IN ANY COURT HAVING JURISDICTION, CLAIMS WITHIN THE MONETARY LIMIT OF THE SMALL CLAIMS COURT SHALL BE LITIGATED IN SUCH COURT. NOTICE: BY INITIALING IN THIS SPACE BELOW YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR BY JURY TRIAL INCLUDING RIGHTS TO DISCOVERY AND APPEAL. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE BY LAW. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY. I / WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES WE HAVE TO ARBITRATION.

**Owner(s) Initials** \_\_\_\_\_.

**OWNERS WARRANTY AND ACKNOWLEDGE:** (1) that they are fully responsible for and will insure any equipment and materials delivered to site by contractor against theft or vandalism; (2) that all components associated with the pool, inclusive of actual pool structure, mechanical equipment and accessories remain the property of Patio Pleasures until payments are received in full. Owner agrees that Patio Pleasures may, at its option, enter pool site and property at any time to repossess any said equipment and accessories located at pool site to satisfy the payment of this contract in the event the customer breaches the payment schedule or conditions herein. Owner will hold Patio Pleasures harmless if this action is necessary and fully acknowledges Patio Pleasures right to do so. This includes any additional work or services performed by Patio Pleasures in this contract; (5) it is agreed and understood that this contract is the entire agreement between YOU and Us and that no other terms, conditions, statements, warranties, representation or understandings, written or oral, expressed or implied are part of this contract. If any part of this contract shall be declared illegal or unenforceable, the balance of the contract will stand and remain in full force and effect; (6) that they have received and thoroughly read the construction checklist addendum together with its terms and conditions; (7) by signing, owner or owners acknowledge the receipt of a fully executed copy of this contract without exception.

Sign \_\_\_\_\_

Sign \_\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



**PLEASE READ CAREFULLY**  
**A STEP-BY-STEP CHECKLIST OF YOUR NEW POOL INSTALLATION**

Congratulations and welcome!

You've dreamed about owning a pool for years and now the time is here. Your family is about to experience years of swimming pleasures in your very own Patio Pleasures, LLC pool, built by the most trusted pool organization in the area.

**CUSTOMER RESPONSIBILITIES**  
"An Informative Checklist"

**UPON SIGNING OF CONTRACT:**

**BUILDING PERMITS** - Please obtain your permit as soon as possible. This is very important and construction can not begin without issuance of some. Be aware some municipalities take up to (8) eight weeks.

**APPLICATION FOR FINANCING** - Please make all final arrangements with the bank 3 weeks prior to Patio Pleasures arrival for excavation of your pool. This will eliminate any construction delay's caused by fund transfers, and will help provide for completion of your new pool as early as possible.

**ELECTRICAL, GAS HOOK UP, AND METER SIZING** - You will be responsible for hiring a licensed electrician. We recommend that you contact this licensed professional 4 weeks in advance. You will be advised by our foreman when he should arrive poolside. We will be more than happy to provide you with a list of licensed local electricians. If you install a pool heater, you will need to secure a licensed plumber for proper installation and notify your gas utility to ensure proper meter sizing.

**TREE REMOVAL** - Please make arrangements with a tree specialist in the event tree(s) must be eliminated to make room for your pool or machinery. Tree removal must be done prior to your final pool layout.

**\*REGARDING STUMPS:** Any stump that is approximately 3" - 4" in diameter within the pool area will be pulled by Patio Pleasures at N/C. In the event a large stump must be excavated, a reasonable fee will be assessed. i.e. machine time and/or extra materials needed. Standard practice will be to bury stumps on site. **We do not remove stumps from site** due to exorbitant dump fees and weight limitations.

**SEPTIC SYSTEMS & LEACH FIELDS** - In the event your present septic system or arterial leach field lines are to interfere with pool construction, arrangements should be made now, through a septic contractor, to address this concern. Patio Pleasures is not equipped to pump and remove such systems, but we are available to assist you in the handling of this matter. If your tank is non-functional, please make sure it is pumped out immediately.

**ACCESS** - The first step of course is excavation. Please make sure that entry to the yard is clear from fences, woodpiles, swing-sets, bushes, etc. Patio Pleasures cannot be responsible for the removal of any of the above. Delays could occur if this has not been taken care of. If access is across a neighbor's property, it will be your responsibility to obtain their written permission and for the resulting needed repair of your neighbor's yard, seeding, etc.

**TWO WEEKS FROM CONSTRUCTION OR AS SOON AS POSSIBLE**

**FENCING** - Make your fencing arrangements early. We recommend you contact DeSelle Fence Company, if you haven't made these arrangements already. A temporary fence will be positioned as soon as pool is started. This is usually part of your contract. Verify this with your contractor to confirm. Patio Pleasures will be held harmless for any damage or injury resulting from the lack thereof.

**AT TIME OF CONSTRUCTION:**

**DRIVEWAYS/SIDEWALKS** - If the point of entry for trucks or equipment is over your concrete or blacktop driveway or sidewalk, we regret to say, it is at the owner's risk since we have no way of knowing how firm each individual driveway will be. We will take every precaution, or listen to any suggestions you might make to minimize any problem that may arise. Once again, we can not accept any liability for damage of any kind, but will work with each individual situation. Plywood may be purchased by owner to minimize damage.

**ELECTRICITY & WATER** - Please make sure that your installation crew has availability to water and electricity. For insurance purposes, we are unable to allow any of our employees to enter your home. At a minimum, please have a hose, working water and a 20-amp receptacle available.

**SITE WORK - "Realistic expectations make for lasting relationships!"**

**PRE-CUT "If Needed"** - Depending upon the magnitude of a pre-cut (site leveling), our field foreman will provide an estimate for any official site preparation. This is done on a per hour basis and will be collected upon completion and considered as additional work request.

**SHALE/ROCK** - We will inform you of this situation personally since the cost could vary greatly depending on the severity of the problem and the availability of rental equipment. Shale and rock will also require extra bottom materials to re-shape the hole such as concrete, stone, re rods, sono tubes, labor and cartage.

**WATER TABLES/GROUND WATER - SITE STABILIZATION** - Usually, one or two loads of crushed stone will suffice for an average water problem. The cost per load is \$1,495.00 for the first load and \$895.00 for each load thereafter delivered and installed. The cost covers the stone, delivery, placement, pipe, valve and pump rental and warranty. This will be collected with your excavation payment. Severe ground water conditions may require concrete or other materials which you will be informed of the cost in advance, and will be payable with your excavation payment.

**NON-APPARENT UNDERGROUND OBSTACLES** - If underground debris, including but not limited to, stumps, large rocks, fill, etc., are encountered, it may be necessary to use materials such as gravel, concrete and/or sono tubes to rectify any voids created by the removal of such obstacles. Any charges for this type of extra material will be collected with your excavation payment and customer agrees that a separate work order is not needed and has been pre-authorized by the terms and conditions of the original contract. Patio Pleasures cannot dig or back fill any gas or electrical trenches by code.

**EXTRA FILL** - It may be necessary for us to haul dirt away from your yard to create enough workspace. If this is the case, it will be your responsibility to have additional fill brought in for grading, if necessary. If you have clay or rocky soil, it will be necessary for you to have the rough grade top dressed, as clay or rock cannot be spread as effectively as other types of ground material or used around the pool walls. **An additional charge of \$180/load average will be assessed to spread any additional fill.** Patio Pleasures will leave you with a rough machine grade to accommodate a standard deck around the pool. **Fine grading and leveling will be your landscaper's responsibility.** After your pool is back filled, the grade will settle. This is normal and should be filled in as needed over time. Patio Pleasure does not provide extra fill.

**WATER TO FILL POOL** - Fiberglass pools will include water via a water truck. Above ground pools and / or inground vinyl liner pools normally is filled through your garden hose. If trucked water is needed please make these arrangements 1 week in advance with your Patio Pleasures Sales Associate.

**REFUSE** - Debris mainly from the packaging of equipment, will be packed up neatly and left for your curbside trash collection or any location that you indicate. This is to comply with most local landfill regulations.

**WEATHER** - Please remember, for every day when rain occurs prior to or during installation, **at least** one or two days of schedule **modification** is expected and owners fully agree that time **is not of the essence**.

## **AFTER THE INSTALLATION OF YOUR POOL**

### **CONCRETE DECKING**

Patio Pleasures, LLC and its subcontracts utilizes the highest quality materials along with the most qualified craftsman to insure that cracking of the deck is kept to a minimum. Unfortunately, given the Midwest climate, cracking, shifting or settling of concrete is a fact of which cannot be avoided. Your concrete deck **WILL** crack. In some instances acid rain, leaves, dirt and other debris that may come in contact with your deck could discolor concrete decking. Within the first month of deck completion the ground will settle around the edge. This is common and expected. It is customary to fill-in the dirt to mid-deck edge height. This will typically stop after 1-2 years. Lastly, if you have a safety cover installed there will be chipping of concrete that occurs around the deck grommets upon drilling.

### **FLOATING LINER**

Excessive rainfall or other conditions may cause flooding around your pool much like it does in a basement. The result of this may be a floating liner, which at time may leave wrinkles in the liner. We can attempt to remove these wrinkles by a reset. The cost of this service may be covered by certain homeowners insurance policies. We recommend your pool be built one foot minimum above grade, and that rain gutters and all finished grading divert the water well away from the pool area. Any additional drainage needs will be owner's responsibility.

## **SEASONAL SERVICE - THIS IS VERY IMPORTANT - DON'T TAKE A CHANCE! PLEASE READ CAREFULLY**

Pool Opening and closing services are provided through our Service Department. We provide several services to cater to each customer's individual needs. Please do not **endanger your warranty** by not having your pool properly opened or closed by us. Our Service Department is staffed by professional service Technicians who are equipped with factory-authorized parts and training. The Patio Pleasures Service Team will open and close your pool professionally at preferred rates. Our pools cannot be properly winterized with house vacuums or by unqualified personnel. Your warranty on your **liner, pipes and mechanicals** will be **void** if improperly winterization of your pool is done by others or uninsured personnel. Don't take a chance. We are always the most affordable source for authorized service.

## **CALL US FOR MORE INFORMATION**

### **CHEMICAL TREATMENT**

Patio Pleasures urges each of our customers to use only Patio Pleasures recommended chemicals in your swimming pool. These chemicals have been specially formulated to ensure the life long quality of your products without risk of fading or wrinkling caused by **inferior grade** chemicals or chemical imbalanced. Such disorders are not covered under your warranty. **A detailed outline and booklet on water chemistry will be provided to you upon completion of your new swimming pool.** Please read this booklet carefully. **Do not endanger your warranty by using inferior chemicals or chlorine substitutes.** This may save you a little now, but in the end could end up costing you a lot!

### **IN CLOSING**



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.**
- Contractor estimate demonstrates the un-repairability of original materials**
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_**

Summary of Work:

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

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**Approved by:** \_\_\_\_\_  
*Community Development Director or HPC Chairperson Signature*

**Date:** \_\_\_\_\_

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 32 W Main	Tax ID Number: 222 063018
Historic Property AHI Number: 84958	Parcel Number: 6-27- 221

Received 1/01/21

Application No.: HPC-2020-42 Agenda Item:

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, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Tracy Bernstein</i>	Historic Property Address: <i>327 W Liberty St</i>
	Applicant Mailing Address: <i>327 W Liberty St</i>	Evansville, WI 53536
	<i>Evansville, WI 53536</i>	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <i>(262) 305-8485</i>	Parcel Tax ID Number: 222 <i>001235</i>
	Applicant Email: <i>tracysinger@yaner.com</i>	Parcel Number: 6-27- <i>228</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: <i>Same</i>	Historic Property Name:
	Owner Address:	<i>none listed</i>
	Owner Phone:	AHI Number: <i>85116</i>
Owner Email:	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):**

- 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: *[Signature]*  
Owner or Applicant Signature

DATE: *10/22/21*

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input checked="" 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	<u><b>Signage (Complete Sign Permit Application instead).</b></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 _____

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>Black chain link fence to separate the yard-patio from grass, with in already fenced in yard</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? <u>No</u></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 style="text-align: center;">N/A</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? <u>No</u></p>
	<p>not visible from street, yard 9/10th fenced in</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>It is exterior fence in the yard that is already fully fenced in, won't alter the home or view at all.</p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits? <u>No</u></p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Exterior elevations or sketches of existing conditions and proposed work</li><li>4. Samples or specifications of proposed materials</li><li>5. If Section 3B applies, evidence of un-reparability</li><li>6. Site plan (if applicable)</li><li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li><li>8. Additional attachments that may assist in understanding the proposed work</li></ol>
<p>See attached</p>	
<p>EXHIBIT: _____</p>	



existing fence

grass/yard

Proposed/new black chain link fence



42 feet



5 foot gate

EXISTING FENCE

concrete patio

Garage

Back of House

EXISTING FENCE

Driveway



existing area

proposed materials



COVID-19 Updates: For the most up-to-date information on accessing our services [learn more here](#).



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## PROPERTY RECORD 327 W LIBERTY ST Architecture and History Inventory

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### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85116**

### PROPERTY LOCATION

Location (Address): **327 W LIBERTY ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

### PROPERTY FEATURES

**PROPERTY FEATURES**

Year Built:

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **American Foursquare**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

**DESIGNATIONS**

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 1891 AND 1928.

**Bibliographic References:** PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891. SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1928.

**RECORD LOCATION**

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

**Have Questions?**

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

[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@wisconsinhistory.org)

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

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

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is



**DECISION FORM FOR  
 CERTIFICATE OF APPROPRIATENESS**  
 CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
 31 S. Madison St, Evansville, WI 53536

*This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of HPC or the Community Development Director.*

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- The proposed work does not have an adverse effect on the entire district
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- Original material is severely or significantly deteriorated as defined by the N.P.S.
- Contractor estimate demonstrates the un-repairability of original materials
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work:

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

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**Approved by:** \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

**Date:** \_\_\_\_\_

HISTORIC PROPERTY INFORMATION	
Historic Property Address: 327 W Liberty St	Tax ID Number: 222 001235
Historic Property AHI Number: 85116	Parcel Number: 6-27- 228



## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Francesca Bua</u>	Historic Property Address: <u>115 S. Madison St.</u>
	Applicant Mailing Address: <u>" 115 S. Madison "</u>	Evansville, WI 53536
	Applicant Phone: <u>815-826-0815</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Email: <u>fbua@wisc.edu</u>	Parcel Tax ID Number: 222 <u>061003</u>
	<b>If different from above, please provide:</b>	Parcel Number: 6-27- <u>692</u>
	Owner Name:	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Address:	Historic Property Name: <u>Campbell;</u>
		<u>Misspangh</u>
	Owner Phone: <u>815-826-0815</u>	AHI Number: <u>84950</u>
	Owner Email: <u>fbua@wisc.edu</u>	Contributing: Y or N <u>Y</u>

**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)
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- 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] DATE: 4/16/21

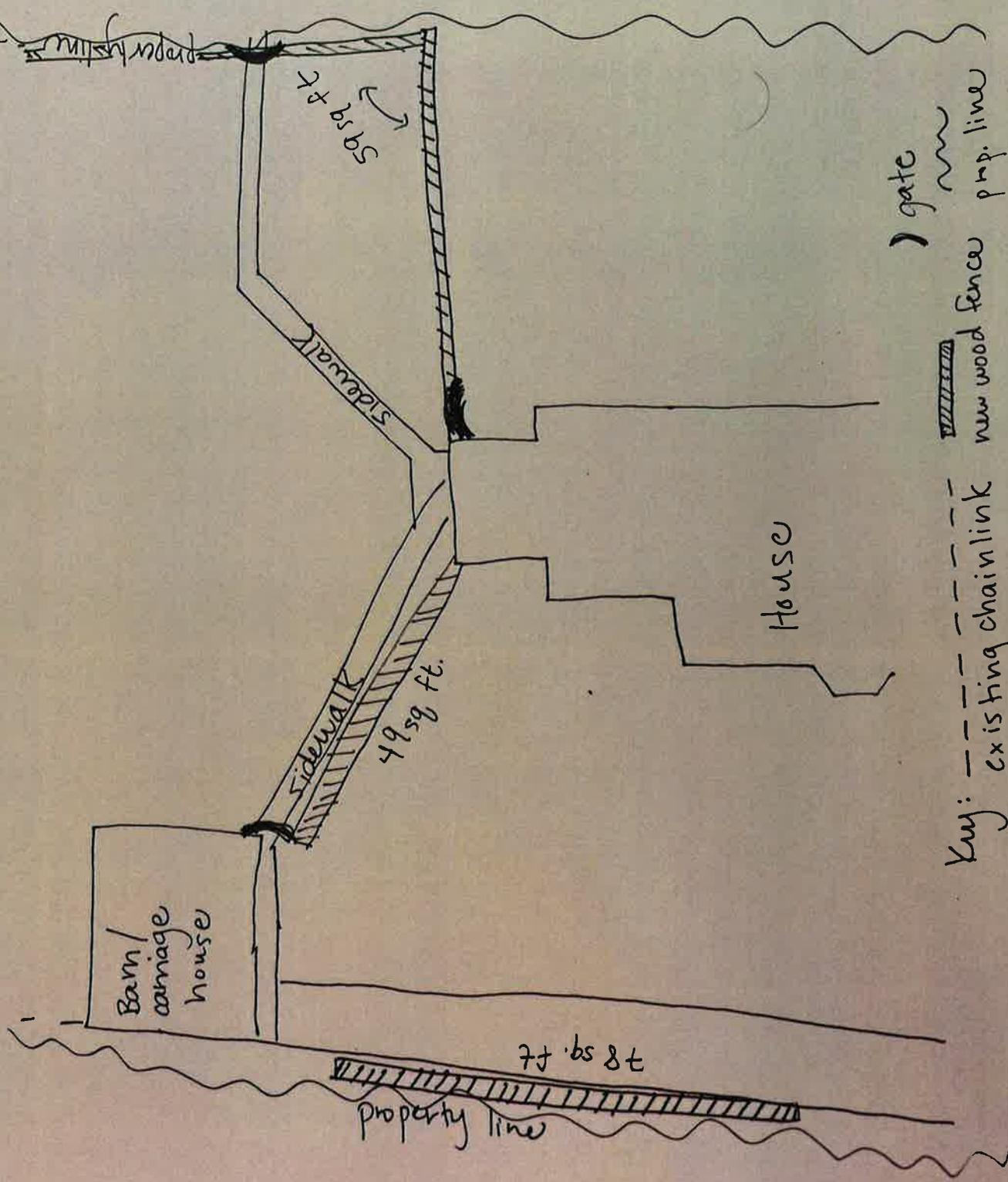
Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
<h1>2</h1>		Please check all boxes that apply and provide more detail in Sections 3 and 4:
Work Category		Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input checked="" type="checkbox"/> Fences	<input checked="" type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input checked="" 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><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>fencing the backyard to block off pedestrians walking through, fencing a 6' privacy wood fence</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>We will be using 6' wood fencing so as to comply w/ guidelines outlined by Mr. Sargent</p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>

updated 7/20/21









HPC-2021-15

# Estimate From **MENARDS**<sup>®</sup>

STORE #3217 BLOT  
2851 MILWAUKEE ROAD  
BELOIT, WI 53511

FAX: (608) 365-6859  
EMAIL: BLOTBuildingMaterials@menards.com

Estimate # 64205  
Page 1 of 1

**ESTIMATE FOR:**  
Bua, Francesca  
821 Milwaukee Rd  
Beloit, WI 53511-5635  
Ph: (815) 826-0815  
PROJECT DESCRIPTION:  
fence

**ESTIMATE BY ESTIMATE DATE**  
LUKE M. 04/15/21

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
173-1145	6'X8' TRTD DOGBAR PANEL	19	EACH
111-2214	4X4-8' AC2 GREEN TREATED GROUND CONTACT	18	EACH
189-1030	CONCRETE MIX	18	EACH

# 6 x 8 Pressure Treated Dog Ear Fence Panel

Model Number: 1731145 | Menards® SKU: 1731145



EVERYDAY LOW PRICE

~~\$69.99~~

11% MAIL-IN REBATE Good Through 4/17/21

~~\$7.70~~

**FINAL PRICE**

**\$62.29**  
each

You Save \$7.70 with Mail-In Rebate

**Increments of 15 may be required**

\* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

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Check out our Buying Guides!**

[VIEW NOW](#)



## Sold in Stores

Currently not available for online purchase  
Enter Your ZIP Code for store information

### Description & Documents

Fence in your yard and make your property look great with this pre-assembled treated fence panel. This fence panel adds both privacy and security to your backyard space.

**Dimensions:** 6' H x 8' W

**Shipping Dimensions:** 96.00 H x 72.00 W x 1.25 D

**Shipping Weight:** 134.75 lbs



### Features

- MCA (Micronized Copper Azole)
- Pre-assembled with (17) 5/8 x 6 W pickets and (3) 2 x 3 x 8' back rails
- Posts sold separately
- Pre-built panel for easy installation
- Pressure-treated to protect against termite infestation, rot and decay.
- Nominal size: Due to the nature of treated wood products; individual fence panel dimensions may vary. To ensure proper fit, it is recommended to measure the panels before installing posts.

### Specifications

Product Type	Wood Privacy Fence Panel	Material	Green Treated
Thickness	2-1/4 inch	Special Features	Pressure Treated Against Rot & Decay
Overall Height	72 inch	Weight	135 pound
Overall Width	96 inch	Color/Finish	Green Treated
Top Style	Dog Ear	Includes	Panel only
Installed Height	72 inch	Return Policy	Regular Return ( <a href="#">view Return Policy</a> )

**Please Note:** Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)

# AC2® 4 x 4 x 8' #2 Ground Contact Green Pressure Treated Timber

(Actual Size 3-1/2" x 3-1/2" x 8')

Model Number: 1112214 | Menards® SKU: 1112214



EVERYDAY LOW PRICE

\$19.97

11% MAIL-IN REBATE Good Through 4/17/21

~~\$2.20~~

**FINAL PRICE**

**\$17.77**  
each

You Save \$2.20 with Mail-In Rebate

Length: 8'

\* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.

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[VIEW NOW](#)



## Sold in Stores

Currently not available for online purchase  
Enter Your ZIP Code for store information

## Description & Documents

Pressure treated for ground contact (GC) applications, i.e. can be completely buried in the ground. It is also suitable for fresh water use, i.e. submerged. AC2® brand treated wood products use the MicroPro™ technology, which is a revolutionary way to pressure treat wood for decks, fences, landscaping, and general construction uses. MicroPro™ technology offers many benefits, including significantly improved corrosion performance. MicroPro™/AC2® technology is the first treated-wood process to be certified under Scientific Certification Systems Environmentally Preferable Product (EPP) program based on Life-Cycle Assessment. Many MicroPro™/AC2® treated wood products are also available in a popular cedar tone color similar to cedar products (search CedarTone for available products) MicroPro™/AC2® pressure treated wood products are protected from termites and fungal decay and are backed by an Koppers Performance Chemicals Residential and Agricultural Limited Warranty Program (see warranty for details).



**Dimensions:** 3-1/2" x 3-1/2" x 8' Actual

**Shipping Dimensions:** 96.00 H x 3.50 W x 3.50 D

**Shipping Weight:** 30.0 lbs

Brand Name: **AC2**



### Features

- Lighter, more natural wood appearance for improved staining qualities
- Safe for use around pets, playsets, and vegetable gardens
- Kiln dried and heat treated prior to pressure treatment
- Triple-coated, hot dipped galvanized or stainless steel fasteners are recommended
- AC2® treated wood is NAHB Research Center green approved
- AC2® treated wood offers a lifetime limited warranty against rot, decay, and termite infestation
- Actual size: dimensions at time of manufacture prior to pressure treatment. Product dimensions will vary depending on moisture content. If installing pressure treated wood that is still damp from pressure treatment, expect shrinkage to occur. See Pressure Treated Wood FAQ's for more information.

## Specifications

Nominal Dimensions	4 in x 4 in x 8 ft	Grade	#2
Actual Thickness	3-1/2 inch	Resistance Features	Pressure treated to prevent rot and decay
Actual Width	3-1/2 inch	Special Features	MCA (Micronized Copper Azole)
Length	8 foot	Wood Species	Southern Yellow Pine
Product Type	Green Pressure Treated Timber	Contact Type	Ground Contact - Category UC4A
Post Type	Square	Return Policy	Regular Return ( <a href="#">view Return Policy</a> )

**Please Note:** Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at [www.rebateinternational.com](http://www.rebateinternational.com)

**COVID-19 Updates:** In order to help reduce the increased spread of COVID-19, options for accessing our headquarters building have changed. [Click here for more information.](#)



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**PROPERTY RECORD****115 S MADISON ST****Architecture and History Inventory**

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**NAMES**Historic Name: **Campbell; Millspaugh**

Other Name:

Contributing: **Yes**Reference Number: **84950****PROPERTY LOCATION**Location (Address): **115 S MADISON 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: **Clapboard**

Architect:

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

## DESIGNATIONS

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 1891 AND 1894.

**Bibliographic References:** PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891. SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1894.

## RECORD LOCATION

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



**DECISION FORM FOR  
CERTIFICATE OF APPROPRIATENESS**  
CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
31 S. Madison St, Evansville, WI 53536

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.**
- Contractor estimate demonstrates the un-repairability of original materials**
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_**

Summary of Work:

INSTALL FENCE

**Certificate of Appropriateness is hereby (check one):**

**Approved, [ ] Not approved, or [ ] Approved with the following conditions:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Approved by:** \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

**Date:** \_\_\_\_\_

HISTORIC PROPERTY INFORMATION	
Historic Property Address: <u>115 S MADISON</u>	Tax ID Number: <u>222 061003</u>
Historic Property AHI Number: <u>84950</u>	Parcel Number: <u>6-27-692</u>

Welcome To

THE GROVE



1839

Historic Evansville





## 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, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	Rock County Realty	120 College Dr.
	Applicant Mailing Address:	Evansville, WI 53536
	P. O. Box 643	<b>The following information is available on the property's tax bill:</b>
	Waukesha, WI	
	Applicant Phone: 262-271-0832	Parcel Tax ID Number: 222 001 22001
	Applicant Email: rockcountyrealty@gmail.com	Parcel Number: 6-27- 217.1
	<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: Rob Gorectke	
	Owner Address:	
	546 W23667 Whispering Hills Ct	Historic Property Name:
	Waukesha, WI 53189	Evansville Seminary
Owner Phone: 262-271-0832	AHI Number:	
Owner Email: rockcountyrealty@gmail.com	Contributing <input checked="" type="radio"/> 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:** Robert Gorectke **DATE:** 10-9-21  
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 checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>This is for windows located on the Armory "old gymnasium" red building located at 120 College Dr. We would like to replace 36 windows. None of the windows are original and they are all square aluminum framed.</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>Nothing original will be replaced.</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>The current material is aluminum and not able to be repaired.</p>
	<p>I believe these windows were installed in the 1980's when the building was converted to apartments.</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>No.</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p>
	<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p>These are not historic windows.</p>
<p>Aluminum installed in the 1980's.</p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	
<p>No</p>	

Attached to 120 College Dr.

~~PROPERTY RECORD~~

~~100 COLLEGE ST (338 W CHURCH ST)~~

**Architecture and History Inventory**

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**NAMES** ▶

Historic Name: **EVANSVILLE SEMINARY**

Other Name:

Contributing: **Yes**

Reference Number: **29484**

**PROPERTY LOCATION** ▶

Location (Address): **100 COLLEGE ST (338 W CHURCH ST)**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

**PROPERTY FEATURES** ▶

Year Built: **1855**

Additions:

Survey Date: **2006**

Historic Use: **university or college building**

Architectural Style: **Italianate**

Structural System:

Wall Material: **Brick**

Architect: **JAMES WEST**

Other Buildings On Site: **1**

Demolished?: **No**

Demolished Date:

**DESIGNATIONS** ▶

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

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:** ORIGINALLY WAS A 2 YEAR COLLEGE BEFORE IT BECAME A SEMINARY FOUNDED BY THE METHODIST EPISCOPAL CHURCH. FOUR CORNER CHIMNEYS, CENTRAL TOWER, AND BALUSTRADE WERE REMOVED AT THE TURN OF THE CENTURY. SENATOR ROBERT M. LAFOLLETTE, UW PRESIDENT VAN HISE, AND CHIEF JUSTICE BURR JONES ALL ATTENDED THIS SCHOOL.

05/01/15: La Follette and Van Hise were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the US at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school. The entire complex was converted to apartments by The Gorman Company in a successful "adaptive re-use."

ONE OF THREE HISTORIC BUILDINGS ON THE CAMPUS, THIS BUILDING IS NOW CONNECTED BY A CONTEMPORARY STYLE HYPHEN TO THE 1888 BUILDING NEXT DOOR. A SEPARATE GYMNASIUM BUILDING IS LOCATED ADJACENT AND WAS BUILT IN 1917.

*120 College Dr.*

"The Methodist-Episcopal Church and later the free Methodists operated this co-educational preparatory school that influenced the moral and cultural flavor of Evansville for over 50 years. Illustrious graduates of the classical curriculum offered here include Senator Robert "Fighting Bob" La Follette, Sr. and University of Wisconsin President Charles R. Van Hise. These two men were key advocates of Progressive Era reforms that transformed civic affairs in Wisconsin and across the U.S. at the turn of the 20th Century. The seminary later became the Wyler School, a "semi-military" boys' preparatory school.

The oldest (1856) and most architecturally significant buildings is the three-story red brick main building with Italianate-influenced flattened hip roof, symmetrical facade, and paired brackets. The 8-over-16 windows with plain lintels and sills show some Greek Revival influence. The original four corner chimneys, central tower, and roof balustrade were removed nearly 100 years ago. The cream brick two-story building to the south (now attached) was built in 1884 and shows later Italianate influence in the decorative window hoods and brick string course. The original bell tower has been removed, but the pedimented gables remain. The third building, a three-story dark red brick classroom/gymnasium shows some early modern influence and was built in 1917. The entire complex was converted to apartments by The Gorman Company in a very successful and appropriate "adaptive re-use." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

**Bibliographic References:** JANESVILLE GAZETTE 5/21/1994. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, PP. 20-22; 86-87; 202-203. SUBJECT FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, revised 1991. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

**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:

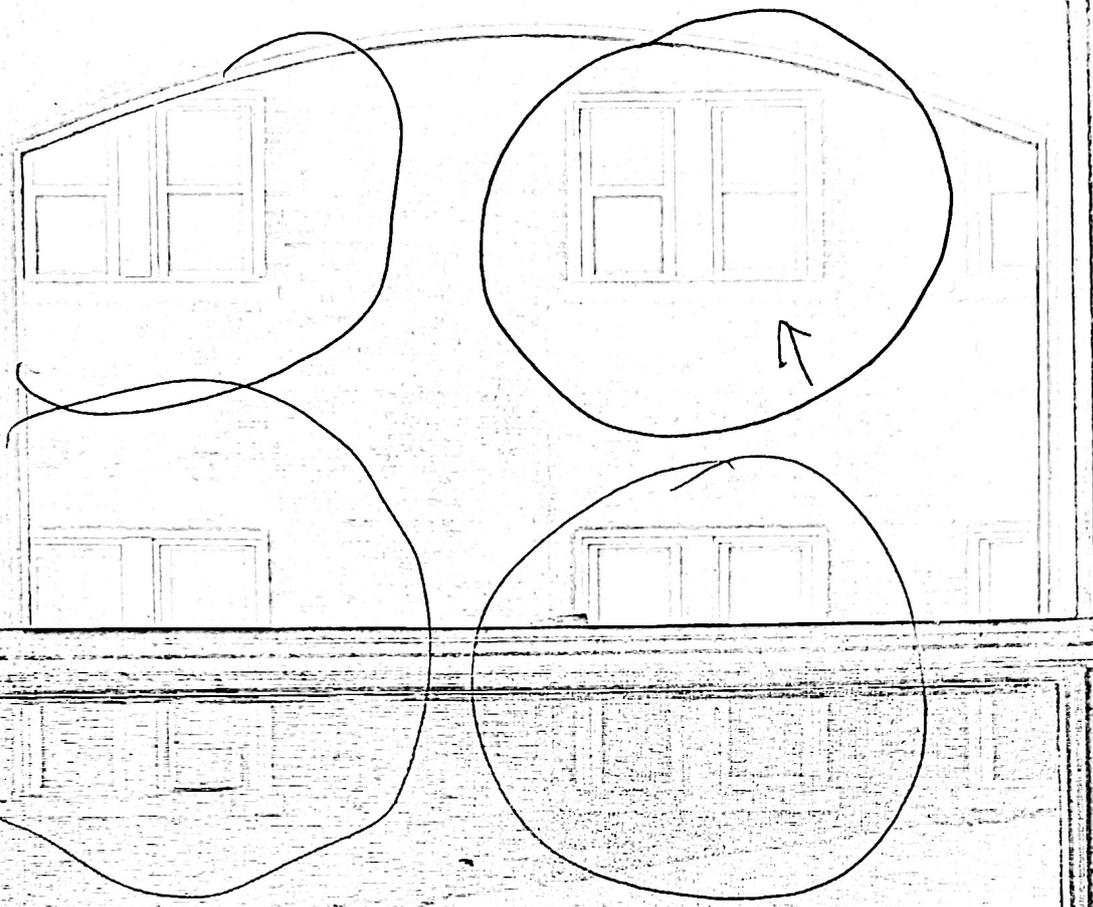
[ina.darosa@wisconsinhistory.org](mailto:ina.darosa@wisconsinhistory.org)

<https://www.wisconsinhistory.org/Records/Property/HI29484>

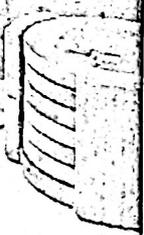


windows in this building.

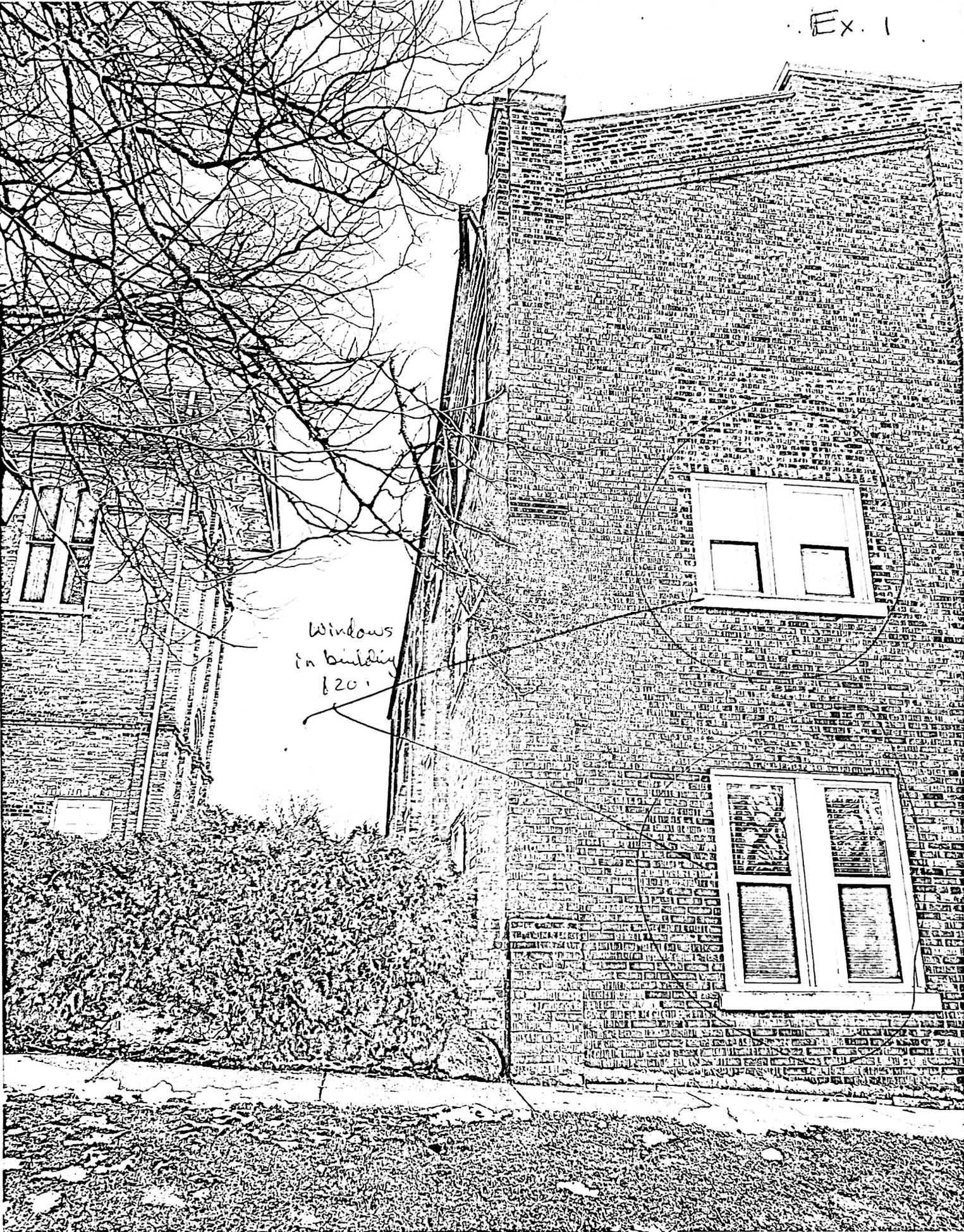
- currently white square aluminum



Ex. 3.



Ex. 1



Windows  
in building  
1201



**DECISION FORM FOR  
 CERTIFICATE OF APPROPRIATENESS**  
 CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
 31 S. Madison St, Evansville, WI 53536

*This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of HPC or the Community Development Director.*

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

- The proposed work does not have an adverse effect on the immediate site
- The proposed work does not have an adverse effect on adjacent properties
- The proposed work does not have an adverse effect on the entire district
- Historic character is preserved

**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.
- Contractor estimate demonstrates the un-repairability of original materials
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work:

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

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Approved by: \_\_\_\_\_  
Community Development Director or HPC Chairperson Signature

Date: \_\_\_\_\_

**HISTORIC PROPERTY INFORMATION**

Historic Property Address:	Tax ID Number: 222 _____
Historic Property AHI Number:	Parcel Number: 6-27-_____

PROJECT ADDRESS 120 College Dr. PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION: <u>Replace 36 windows at the Armory building.</u>	PARCEL #:
	TAX ID #: <u>222-00122001</u>



## BUILDING PERMIT APPLICATION

CITY OF EVANSVILLE BUILDING INSPECTION AND CODE ENFORCEMENT  
31 S. Madison St, PO Box 529, Evansville, WI 53536  
LARRY SCHALK (608)490-3100 larry.schalk@ci.evansville.wi.gov

PERMIT REQUESTED:  CONSTRUCTION  HVAC  ELECTRIC  PLUMBING  OTHER \_\_\_\_\_

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>Rock County Realty, LLC</u>	<u>P.O. Box 643 Waukesha, WI</u>	<u>262-271-0832</u>	<u>rockcountyrealty@gmail.com</u>
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA \_\_\_\_\_ SQ.FT. ESTIMATED PROJECT COST \$ 15,000.00

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE Robert Goretka DATE 10-9-2021

CONDITIONS OF APPROVAL: THIS PERMIT IS ISSUED PURSUANT TO THE FOLLOWING CONDITIONS, FAILURE TO COMPLY MAY RESULT IN SUSPENSION OR REVOCATION OF THIS PERMIT OR OTHER PENALTY.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLOT PLAN MUST INCLUDE: LOT LINES, STREETS AND \*EASEMENTS - LOCATION OF PRINCIPAL & ACCESSORY BUILDINGS - PROPOSED IMPROVEMENTS ( DECK/FENCE/SHED/ETC...) SIZE & DIMENSIONS OF IMPROVEMENTS - SETBACK DISTANCES TO PROPERTY LINES AND OTHER STRUCTURES. \* IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY THE EXISTENCE OF EASEMENTS AND PROPERLY LABEL THEM ON THE PLOT PLAN - STRUCTURES ARE PROHIBITED WITHIN EASEMENTS. BUILDING PLANS MUST INCLUDE: FLOOR PLAN, CROSS SECTION, COMPLETE CONSTRUCTION DETAILS IN COMPLIANCE WITH SPS 320-325.  
DECKS - SEE SPS 320-325 APPENDIX B dsps.wi.gov/UDC-ADMIN-CODE/

PERMIT FEE: \$ \_\_\_\_\_ CHECK #: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT ISSUED BY: \_\_\_\_\_ CERTIFICATION #: 70184  
LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511



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**20 mill st.**

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**Steve M** <smortaloni@gmail.com>  
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Wed, Oct 27, 2021 at 9:37 AM

Thank you

On Wed, Oct 27, 2021, 9:25 AM Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:  
Steve,

No big deal on the delay, thanks for letting me know. You will have to resubmit the applications when you are ready.

Best - Jason

On Wed, Oct 27, 2021 at 6:33 AM Steve M <smortaloni@gmail.com> wrote:

Good morning Jason, I appreciate everything Evansville has done with me for the property at 20 mill street. At this time I have to withdraw my application simply because I do not have time right now to finalize the simple little processes you guys have given me for this period I appreciate your patience , and I will revisit this as soon as possible possible. Will I need to start all over once I get this drawing complete ? The The historical board has been very cordial, patient and informational, I appreciate them as well and apologize for my not being able to complete this at this time.

Sincerely  
Steve Mortaloni

--  
**Jason Sergeant**

**City Administrator**

**Acting Community Development Director**

City of Evansville

31 S. Madison Street

PO Box 529

Evansville, WI 53536

**Office: (608)-882-2285**

**Fax: (608)-882-2282**

**Jason.sergeant@ci.evansville.wi.gov**

*"Best City for young families in Wisconsin" – nerdwallet.com*





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## Blue Devil Bowl Siding Project

1 message

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**Blue Devil Bowl** <bessire@bluedevilbowl.com>  
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Thu, Nov 4, 2021 at 12:23 PM

Good afternoon Jason,

Joel & I are not sure if you're the person we need to speak to, but hopeful that you could at least get us in touch with the correct person. We were wondering if we could possibly talk through the Historic Preservation's decision that we need to use cement board on the front of our building. We are finally getting to a point financially where we can possibly take on the hit of the additional cost of cement board on the front but are concerned what that additional cost may do. Additionally, the cement board and vinyl colors don't match for the options we have so we would need to either have multiple colors of siding or paint the front for an additional cost. Not to mention, the additional cost for years to come to keep up with painting. With COVID happening so soon after we took over, with the increased cost of building materials, and the addition of the cement board, the cost to fix the siding (which is in desperate need of replacement) with the cement board is a hard financial hit to take. We were wondering if we can talk through our options and if there is any way we can do vinyl across the entire area to improve the look of building, replace the irreparable existing siding, all without breaking the bank. We have seen other buildings within the historic district on Main St. that has vinyl, what makes our building different? The alley is in desperate need of this upgrade, not only for the preservation of the building and the future of our business, but to the aesthetics of Main Street and Evansville.

Thank you for your time and we hope to hear from you soon.

Sincerely,

Tiffany & Joel Bessire

Blue Devil Bowl – Owners  
[Bessire@BlueDevilBowl.com](mailto:Bessire@BlueDevilBowl.com)

608-882-9850 - Business

608-957-6571 – Tiffany Cell

608-443-7846 – Joel Cell





## Approval Letter sent to Applicant

*City of Evansville*

Community Development Department

www.ci.evansville.wi.gov  
31 S Madison St  
PO Box 529  
Evansville, WI 53536  
(608) 882-2266

November 12, 2021

Tiffany Bessire  
221 Noahs Arc Ct  
Evansville, WI 53536

**RE: Application HPC-2021-23 for Certificate of Appropriateness on parcel 6-27-902 (108 E Main)**

Applicant,

Thank you for your continued efforts to maintain and improve Evansville's Historic Districts. The purpose of this letter is to inform you that a submitted *Application for Certificate of Appropriateness* was approved by the City of Evansville Historic Preservation Commission. You will find a copy of the Certificate of Appropriateness (COA) enclosed for your records. Please review the COA for any conditions of approval.

During the meeting discussion it was understood the front doors will be replaced with the same type of door and the windows will remain the same size. **If you would like to pursue replacing the front door with one that has a large amount of glass glazing and expand the size of the windows on the front facade to enhance the project that work would likely qualify for a Building Improvement Grant up to \$1,200.** The other work you are doing would not qualify, but could be used as the required match for the grant. I've enclosed an application if you would like to alter the scope of the project.

A building permit is required before work begins. If you have any questions regarding a building permit, contact the Building Inspector. You can reach him at: [larry.schalk@ci.evansville.wi.gov](mailto:larry.schalk@ci.evansville.wi.gov), or by phone at (608)-490-3100.

If you have any questions regarding this letter, please contact the Community Development Director at: (608)-882-2266.

Sincerely,

City of Evansville Historic Preservation Commission

*Enclosures: HPC Application, Certificate of Appropriateness*  
*CC: Larry Schalk, Building Inspector*

# Copy of approved application

FOR CITY STAFF USE ONLY

Application No.: HPC-2021- 23



## DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, Evansville, WI 53536

This decision form outlines the criteria that is used approve, deny or approve with conditions the proposed work. This form will be completed by the chair of HPC or the Community Development Director.

**Certificate of Appropriateness Decision Criteria:** The Historic Preservation commission is authorized to grant Certificates of Appropriateness when the standards found in section 62-36(10) of the Municipal Ordinances are met:

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- The proposed work does not have an adverse effect on the entire district
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**Additionally, the below decision criteria (as outlined in Wisconsin State Statutes 62.23(7)(em)2m) are required to be met when replacing original windows, siding, or other exterior materials:**

- Original material is severely or significantly deteriorated as defined by the N.P.S.
- Contractor estimate demonstrates the un-repairability of original materials
- Replacement material is similar in [ ] design, [ ] color, [ ] scale, [ ] architectural appearance, and [ ] other visual qualities \_\_\_\_\_

Summary of Work:

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**Certificate of Appropriateness is hereby (check one):**

Approved,  Not approved, or  Approved with the following conditions:

FRONT COVERED IN CEMENT BOARD WITH APPEARANCE OF  
HORIZONTAL LAP SIDING

Approved by:

(VIA HPC AUTHORIZATION)

Community Development Director or HPC Chairperson Signature

Date:

6/9/21

### HISTORIC PROPERTY INFORMATION

Historic Property Address: 108 E MAIN

Tax ID Number: 222 065061

Historic Property AHI Number: 85239

Parcel Number: 6-27-902

FOR CITY STAFF USE ONLY



# 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, Jason Sergeant, at: (608)-882-2285 or [jason.sergeant@ci.evansville.wi.gov](mailto:jason.sergeant@ci.evansville.wi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Tiffany Bessire</u>	Historic Property Address: <u>108 E. Main St.</u>
	Applicant Mailing Address: <u>221 Noahs Arc Ct.</u>	Evansville, WI 53536
	<u>Evansville, WI 53536</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <u>608-957-6571</u>	Parcel Tax ID Number: 222 <u>065061</u>
	Applicant Email: <u>Bessire@BlueDevilBowl.com</u>	Parcel Number: 6-27- <u>902</u>
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name:	Historic Property Name: <u>Blue Devil Bowl</u>
	Owner Address:	AHI Number: <u>85239</u>
	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):**

- 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 we have one available
- 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: Tiffany Bessire DATE: 5/19/2021  
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 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 checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input checked="" type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input 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>Replace all siding due to rotting/broken wood causing leaks.</p>
	<p>Replace main door and exterior closet door to increase security, fix air gaps per Rock County Health + improve ADA 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-but we do not believe the current materials to be historic</p>	compliance
<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: Some of the pieces of the T1-11 siding has been replaced but our contractor indicated that it is now beyond replacement. Door frames have been warped beyond repair and are not ADA compliant.</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, we do not believe so. We would like to put up vinyl siding so it can uphold for years to come we would like to use a blue/gray color to match the aesthetic of Blue Devil Bowl.</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>1. There will be minimal change to the building. 2. Only thing new we are asking for is vinyl siding. 3. N/A 4. We plan to change no historic significance. 5. No plans to change the construction of the building. 6. The siding is severely deteriorated. It is causing the inner walls to be damaged and flooring damage. Our contractor said it needs to all be replaced. 7. N/A 8. N/A 9. N/A 10. N/A</p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>	
<p>Not yet. We would appreciate any financial help you are aware of.</p>	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"> <li>1. Clear photo(s) of every portion of the property affected by the work</li> <li>2. Historic photograph (if available)</li> <li>3. Exterior elevations or sketches of existing conditions and proposed work</li> <li>4. Samples or specifications of proposed materials</li> <li>5. If Section 3B applies, evidence of un-reparability</li> <li>6. Site plan (if applicable)</li> <li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li> <li>8. Additional attachments that may assist in understanding the proposed work</li> </ol>

Exhibit A - Historic Picture from WisconsinHistory.org

Exhibit B - Pic to compare front of building to exhibit A. See apparent signs of water damage. See the front door air gaps and the difficult entry for wheel-chairs.

Exhibit C - Close up of front door entry. More water damage, dry rot and pieces of siding missing. Pic of side door - doesn't close, no handle, frame very badly damaged.

Exhibit D - More damaged siding. West side of building.

Exhibit E - Damage siding, frame + soffit.

Exhibit F - Southeast side of building (small room) old entrance) is actually separating.

EXHIBIT: \_\_\_\_\_

COVID-19 Updates: For the most up-to-date information on accessing our services [learn more here.](#)



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EVENTS

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**PROPERTY RECORD**

**108 E MAIN ST**

**Architecture and History Inventory**

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MORE...



**NAMES**

Historic Name:

Other Name: **EVANSVILLE BOWL**

Contributing:

Reference Number: **85239**

**PROPERTY LOCATION**

Location (Address): **108 E MAIN 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: **retail building**

Architectural Style: **Contemporary**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS

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 1936 AND 1949. MODERNIZED AFTER 1978.

**Bibliographic References:** SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1928 (UPDATED TO 1936); 1928 (UPDATED TO 1949).

## RECORD LOCATION

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

Exhibit B

HPC-2021-23



Exhibit C

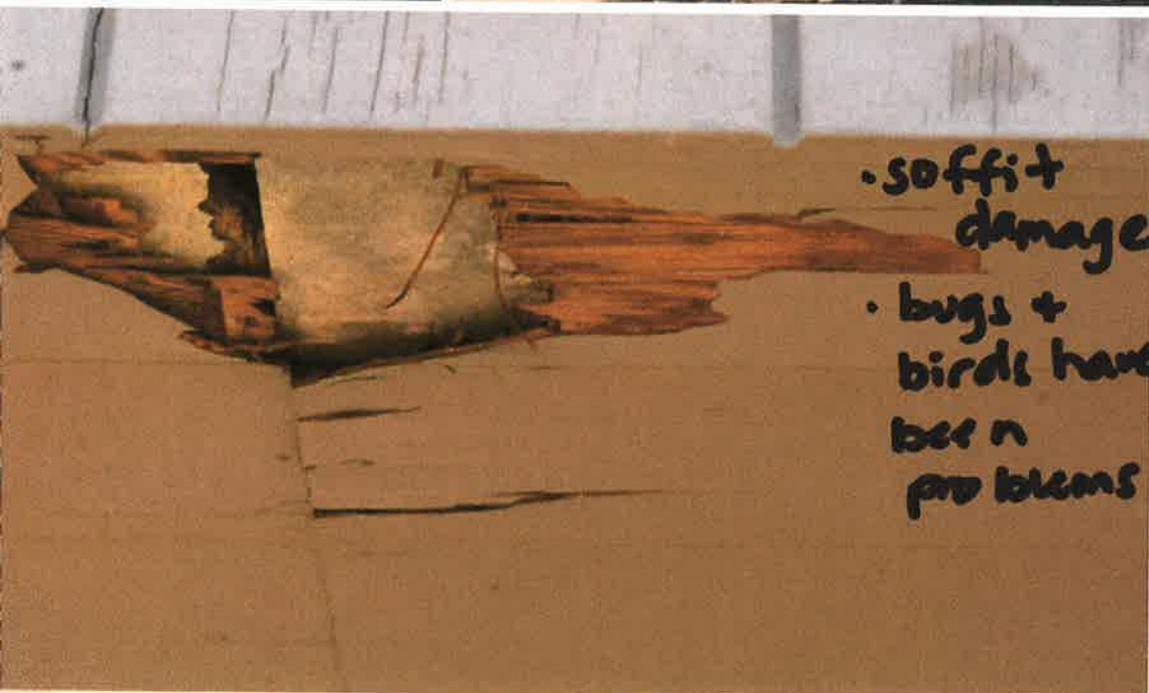
HPC-2021-23

rotting

-siding  
missing  
-dry rot



front door entry



•soffit  
damage  
• bugs +  
birds have  
been  
problems



- side door  
- no handle  
- does not close

Exhibit D

HPC-2021-23

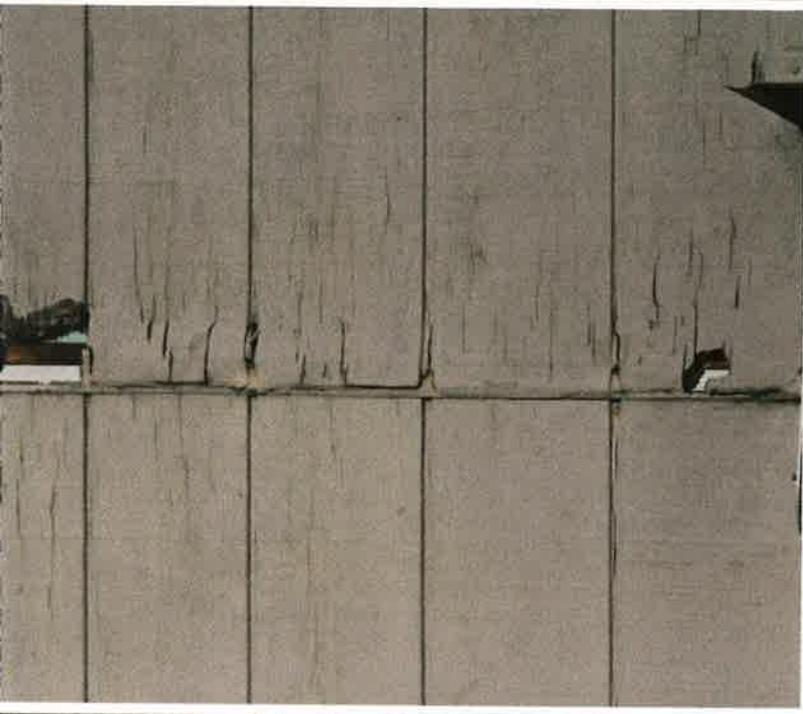
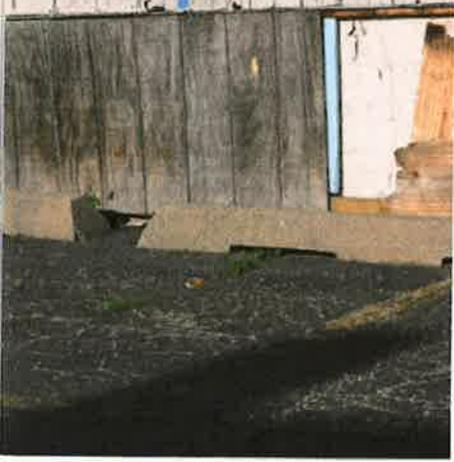


Exhibit E

HPC-2021-23



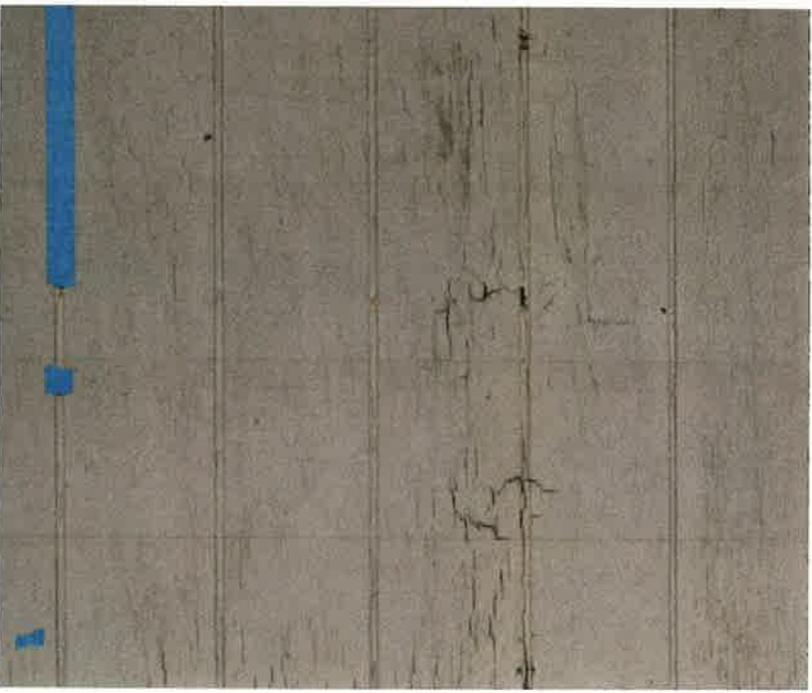
Exhibit F

HPC-2021-23

building actually space



holes



HPC-2021-23



[RoyalBuildingProducts.com/ExteriorPortfolio/MarketSquare](http://RoyalBuildingProducts.com/ExteriorPortfolio/MarketSquare)



Espresso



Regatta



Lighthouse Red



Slate



Carbon



Indigo



Pacific



Canyon



Copper

Smart Styles™ Premium



HPC-2021-23

Community Development Permits <permits@ci.evansville.wi.gov>

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## 108 E Main St application

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**Blue Devil Bowl** <bessire@bluedevilbowl.com>

Fri, Jun 4, 2021 at 1:50 PM

To: Community Development Permits <permits@ci.evansville.wi.gov>

The front door will be a flush, steel door made by Western Building Products. It will be the same style that we have currently. Here is an image of the spec sheet we were sent from our contractor:

