

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 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, December 15, 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 November 17, 2021 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
 - A. 15 West Main – Replace Windows (HPC-2021-46)
 - B. 15 West Main – Sign Application (HPC-2021-47)
8. Discussion Items
 - A. Review Draft Enforcement Letter for 101 E Main – (HPC-2020-17)
9. Next Meeting Date: *January 19, 2022.*
10. 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 November 17, 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:

Members	Present/Absent	Others Present
Chair Dan Stephans	P	Joel Bessire, Applicant
Vice-chair Gene Lewis	P	Colette Spranger, Community Development Director
Steve Culbertson	P	Jason Sergeant, Administrator
Katie Sacker	P	
Vacant	A	
Cheryl Doerfer	P	
Steve Christens	P	

3. Motion to approve the agenda with correction of the address in section 7. A. to from 132 to 32 W Main by Culbertson, seconded by Lewis. Motion carried unanimously.

4. Motion to waive the reading of the minutes from the October 20, 2021 meeting and approve them as printed. by Christens, seconded by Sacker. Motion carried unanimously.

5. Vice-Chair Position. Position given to Gene Lewis

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

7. Citizen appearances and Public Presentations. None.

8. Applications- Action Items:

A. 32 W Main – New Construction of In-Ground Swimming Pool (HPC-2021-41)

Applicant not present. Motion to approve the application as submitted by Culbertson, seconded by Christens. Motion carried.

B. 327 W Liberty – New Fencing (HPC-2021-42)

Applicant not present. Motion to approve the application as submitted by Christens, seconded by Lewis. Motion carried.

C. 115 S Madison – Fence (HPC-2021-15)

Applicant not present. Motion to approve the application as submitted by Culbertson, seconded by Doerfer. Motion Carried.

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

D. 18 E Main – Mural

The commission had no issues with having the proposed mural in the listed address within the Historic District.

9. Discussion Items:

A. 120 College – Replace Windows

Applicant not present. Stephans identified the details needed for each window/opening/elevation needed to meet the requirements for approval.

B. 20 Mill St – Demolition and Reconstruction (HPC-2021-10 and HPC-2021-16)

Applicant requested that the application be withdrawn at this time to be revisited later when he has more time to finalize the plans for the project.

10. Correspondence, Comments and Concerns.

A. 108 E Main (HPC-2021-23)

Applicant Joel Bessire present to discuss front elevation of building and increased costs by 20% due to the siding requirements given by the commission to be used for the project. Commissioners gave suggestions to help cover the additional costs.

B. Discussion was held about the need to fill the vacancy on the commission. It was decided that notice would be posted on Facebook and the City Website to attempt to fill the position.

11. Next Meeting Date: December 15, 2021 @ 6:00

12. Motion to Adjourn by Culbertson, seconded by Doerfer. Motion carried.



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.**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>FARNSWORTH EVER</u>	Historic Property Address:
	<u>POISES I LLC</u>	<u>15 W. MAIN ST</u>
	Applicant Mailing Address:	Evansville, WI 53536
	<u>205 CLIFTON ST</u>	The following information is available on the property's tax bill:
	<u>EVANSVILLE</u>	Parcel Tax ID Number: 222 _____
	Applicant Phone: <u>608 882-4323</u>	Parcel Number: 6-27- _____
	Applicant Email: <u>jeff@jeffarnsworth.com</u>	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	If different from above, please provide:	Historic Property Name:
	Owner Name: <u>JEFF & JUSTIN FARNSWORTH</u>	<u>WILSON LKW BLDG</u>
	Owner Address:	AHI Number:
<u>205 CLIFTON ST</u>	Contributing: Y or N	
<u>EVANSVILLE</u>		
Owner Phone:		
Owner Email:		

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

1. **Application Form with attachments (as outlined in Section 3C and 5):**
 - o Clear photo(s) of every portion of the property that will be affected by the work
 - o Historic photograph(s) (if available)
 - o Exterior elevations or sketches of existing conditions and proposed work
 - o Samples or specifications of proposed materials
 - o If Section 3B applies, evidence of un-reparability
 - o Site plan (if applicable)
 - o Print or PDF of State of WI historic property information, available by searching the property address at www.wisconsinhistory.org
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: *Jason Sergeant* DATE: 12/11/21
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 checked="" type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p>3A For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p>CURRENT FACADE WAS ALTERED BACK IN THE 80'S - WE ARE REMOVING BRICK FACADE FOR FULL WINDOW (SEE 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>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p>
<p>ALTERED SO NO CHANGES TO ANYTHING ORIGINAL</p>	
<p>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p>4A Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p>NO, IT WAS ALTERED IN THE 80'S - WE INTEND TO REMOVE THE BOARD AND BATTEN FRAMING TO EXPOSE THE BRICK AND MINIMIZE THE FIRST FLOOR FACADE w/ WINDOW 101 X 65 BY REPLACING MUCH OF BRICK WITH WINDOW NOTED ABOVE</p>
	<p>4B Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at www.nps.gov/tps/standards/rehabilitation.htm and at City Hall.)</p>
	<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p>FULL LENGTH WINDOWS WERE APPROPRIATE WHEN BUILDING WAS CONSTRUCTED - GERMAN SMEAR TECHNIQUE WILL BE USED ON REMAINING RED BRICK - MURIATIC ACID WILL BE USED TO CLEAN EXISTING BRICK TO AVOID DISCOLORATION</p>	
<p>4C Have you submitted this project for state or federal tax credits? NO</p>	

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

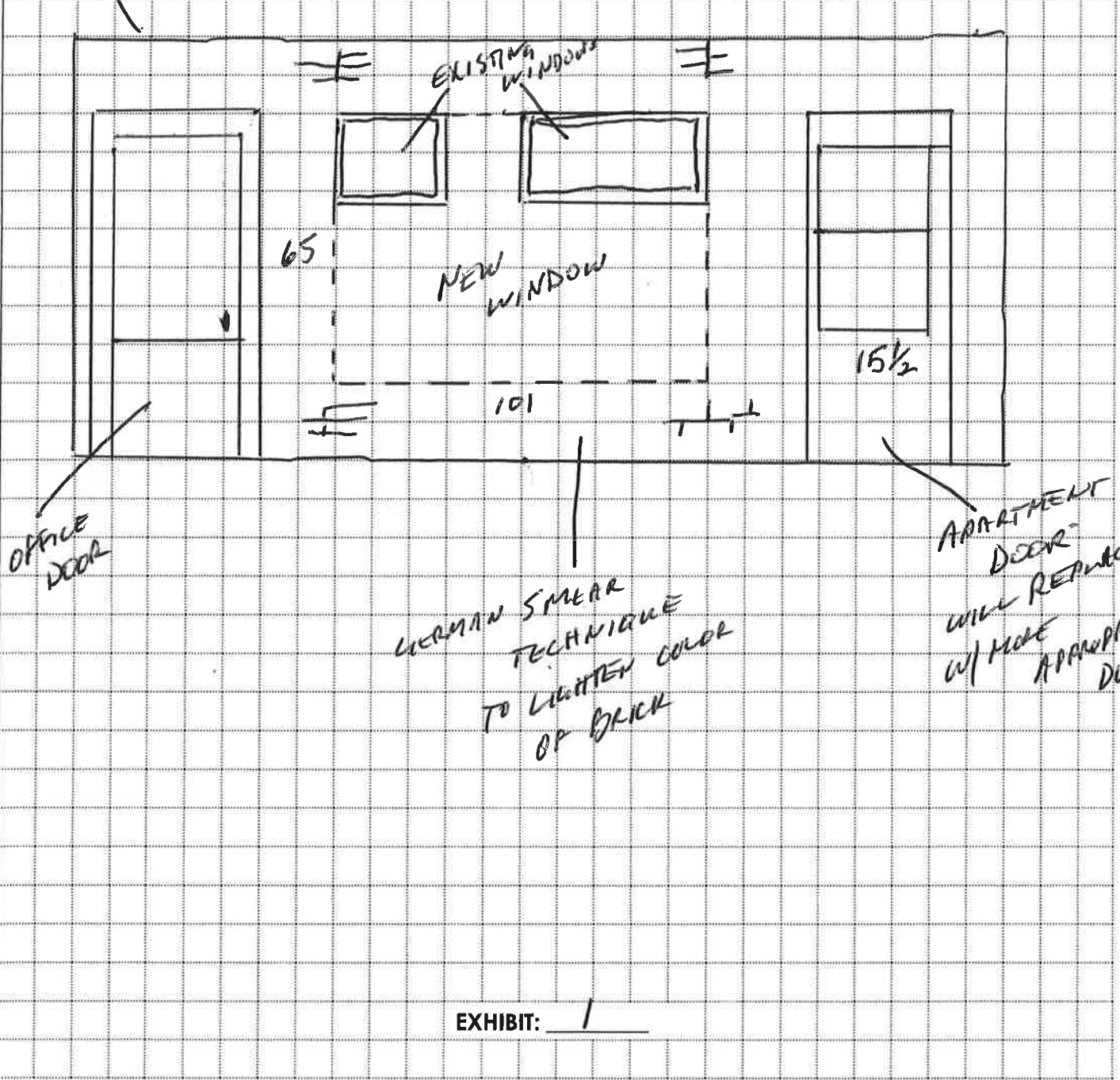


EXHIBIT: 1



**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:

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



CITY GLASS

COMPANY, INC.

PROPOSAL

2536 Center Ave, Janesville WI 53546
 P: 608.754.4411 F: 608.754.5720
 cityglasswisconsin.com

Proposal Number 143272
 Proposal Date Oct 21, 2021
 Page: 1

Ken Muth, Senior Sales Manager

cityglassken@gmail.com

To:
 Farnsworth Enterprises
 125 Garfield
 Evansville, WI 53536

Job:
 Job: New commercial window
 15 W. Main St.
 Per Jeff 1-608-882-4323

CREDIT CARD PAYMENTS OVER \$1500 WILL INCUR A 2% SERVICE CHARGE

Customer ID	Good Thru	Payment Terms	Sales Rep
FARNSWORTH ENTERPRIS	11/20/21	Net Due	Ken

Quantity	Description	Unit Price	Amount
1	<p>Furnish and install a new commercial aluminum window frame in a prepared brick opening. The metal finish is dark Bronze anodized with a thermal break. The glass is clear tempered insulated. The window frame size is approx. 101" x 65". We will add Bronze .040 aluminum to all sides of the new opening as needed. This will cover the cut bricks as needed. We will caulk the exterior perimeter as needed.</p> <p>Job Price (installed) including freight charges, shop fabrication, labor and all materials. Note: Cutting of the bricks, wall materials and trimming the interior is by others.</p>		3,112.00

NOTE: Subsurface conditions, which can not be seen, may require work beyond w/ has been quoted above. If this type of additional work is needed, it will be done and additional charge will be added to the above proposal total.

Subtotal	3,112.00
Sales Tax	
Freight	
TOTAL	3,112.00

The above prices, specifications, terms and conditions are satisfactory and hereby accepted. You are authorized to proceed and complete this contract. Payment will be made per the terms above.

X

Authorized Signature

Date

101 " Frame

97 "
DLO

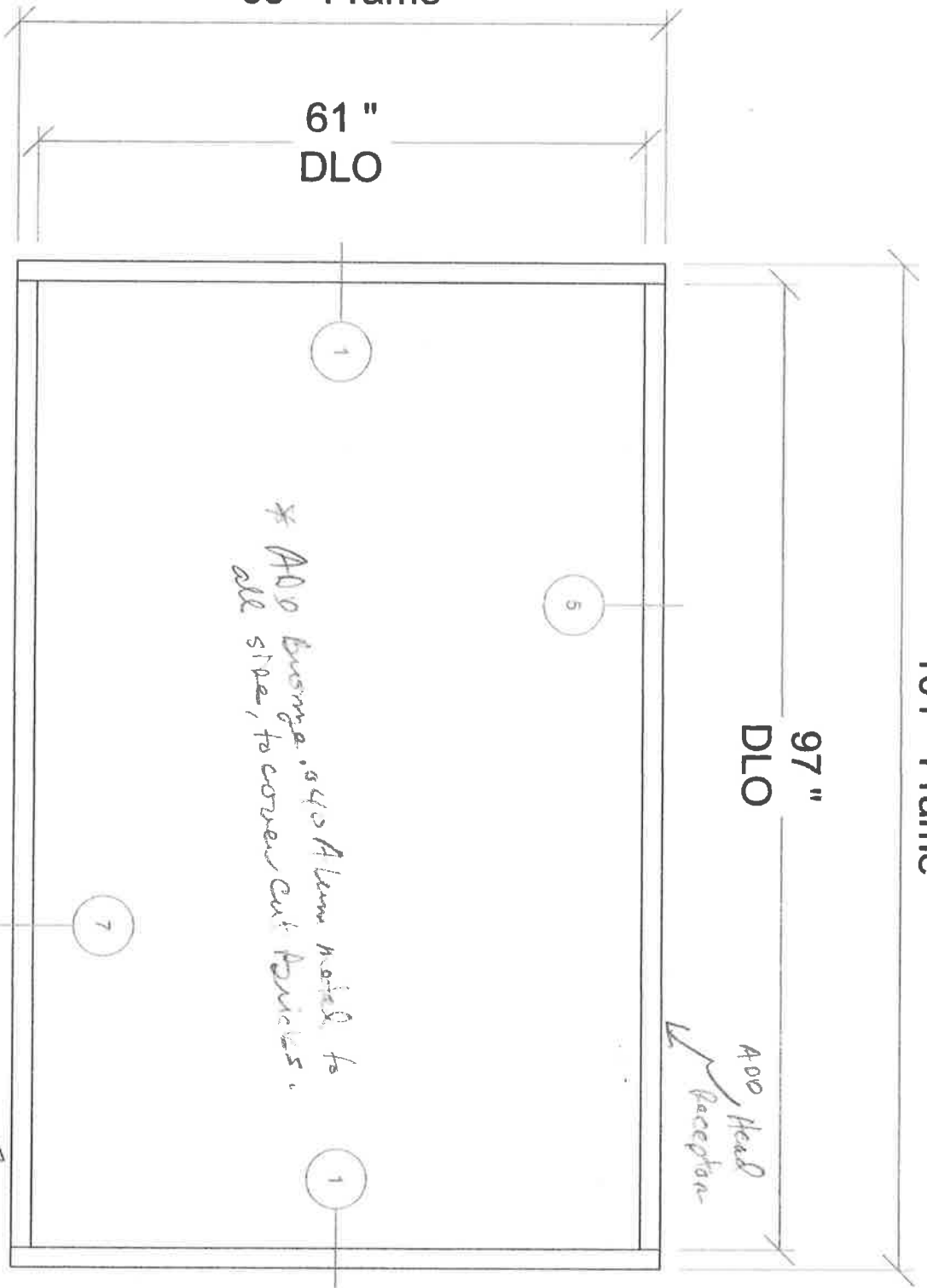
ADD Head
Receptor

65 " Frame

61 "
DLO

* ADD Bronze .040 Alum holes to
all side, to cover cut devices.

1
ADD sill Receptor



Farnsworth Enterprises - 1 - 001 - 15 W. Main St. Evansville (1 Thus)

Frame: (Bronze) CF451T 2 x 4-1/2 Outside Flush Glazed Thermal



THERMAL STOREFRONT GLAZING SYSTEMS FOR 1" GLAZING INFILL

CF451T

DOUBLE WEATHER-SEALED THROUGHOUT

Improved sectional design permits silent expansion and contraction as temperatures rise and fall. Double seal feature (even extends to the expansions sections) contributing to energy efficiency by reducing air infiltration.

EFFICIENT STRUCTURAL USE OF MATERIAL

Heavier sections are used where greater strength and deflection resistance are required. Lighter sections, where dictated by successful field and design experience, serve to keep costs in line.

ACHIEVES THAT PERMANENTLY NEW LOOK

All systems are designed to blend structural integrity with architectural good sense in permanently new looking storefronts or window walls. These storefront/window wall systems permit the architect to design fronts with essential freedom and built-in functional styling.

CONTINUOUS FLASHING REGARDLESS OF SILL CONDITION

Subsill pan provides continuous flashing regardless of sill conditions. To ensure proper water drainage any infiltrated water is drained to exterior through a series of 1/4" diameter weep holes strategically positioned in the subsill pan. Each weep hole is backed with a urethane coated baffle to reduce air infiltration and harmonic sounds on interior caused by wind gusting on the exterior.

ENTRANCE DOOR FLEXIBILITY

Cardinal Commercial Products framing systems are designed to accept Series 200N, 300M and 500W entrance doors with the most popular hardware and exit devices. All doors can be modified to become Accessible Entrance for meeting ADA specifications.

- Series 200N - Narrow Stile with 2 1/8" stiles
- Series 300M - Medium Stile with 3 3/4" stiles
- Series 500W - Wide Stile with 5" stiles

QUALITY IS ALSO A CRITICAL DIMENSION

Cardinal Commercial Products recognizes that *no other product reflects more upon the practical design and long-life utility of a commercial building than aluminum storefront products and that no other product is viewed more often, from the exterior and interior. Quality doesn't cost, it pays!*

PROJECT ADDRESS 15 W MAIN ST EVANSVILLE WI PERMIT # _____

PROJECT DESCRIPTION: BUILDING FACADE	PARCEL #:
	TAX ID #:



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
FARNSWORTH ENTERPRISES I LLC			

CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
KEITH LYKSTRA		608 438-0185	

CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CITY GLASS - KEN MUTH		608-754-4411	CITYGLASSKEN@

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 200 SQ.FT. ESTIMATED PROJECT COST \$ 5000

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 *Ja Farnsworth* DATE 12/11/21

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






Wilson Law Group
The Estate and Business Planning Law Center

RESERVED
PARKING

THIS SPACE

15

December 13th, 2021

Olive You Create & Shoppe
8 W Main Street
Evansville, WI 53536

City of Evansville
Historic Preservation Commission
31 S Madison Street
Evansville, WI 53536

Historic Preservation Commission Members,

I am writing to request a sign permit for 15 W Main Street. We are excited to be moving our retail store from 8 West Main Street to a larger space at 15 West Main Street. The extra room will allow us to expand our selection of quality children's wear, gifts, and children's crafting opportunities to the community.

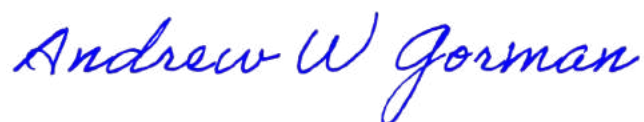
We propose to reuse our current sign from 8 West Main at the 15 West Main building. The former tenant's sign will be removed and our sign will be installed approximately in the same location.

While the exact timing of our move is still uncertain as of the time of this request, we fully anticipate that the store will be moving in January or February at the latest. With storefront signage being our most important marketing tool, we wanted to get this process in motion to prevent any unforeseen circumstances that could cause any delays.

We are more than excited to have outgrown our current space in the downtown business district in the year that we have been located there, and we are looking forward to continue growing our business in the downtown business district. If you have not seen our store yet, stop in anytime! You can always follow us on Facebook as well.

Please feel free to reach out if you have any questions or concerns.

Sincerely,



Andy & Amy Gorman
Olive You Create & Shoppe

SIGN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

General instructions. Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, contact the Community Development Director at 608.882.2285 or jason.sergeant@ci.evansville.wi.com. You may download this application as a Microsoft Word file off of the City's website at: www.ci.evansville.wi.gov.

1. Applicant information

Applicant name Andy Gorman c/o Olive You Create & Shoppe
 Street address 8 W Main Street
 City Evansville
 State and zip code WI 53536
 Daytime telephone number 608-295-6681 (Cell)
 Fax number, if any _____
 E-mail, if any Gormana99@gmail.com

2. Individual or firm erecting sign

Name Andy Gorman
 Company Seven11 LLC
 Street address 8 W Main Street
 City Evansville
 State and zip code WI 53536
 Daytime telephone number 608-295-6681 (Cell)
 Fax number, if any _____
 E-mail, if any Gormana99@gmail.com
 Name of insurance company Mosher and Associates
 Insurance company address Evansville, WI

3. Proof of insurance. If a firm or individual that is in the business of erecting, repairing, maintaining, or relocating signs will be installing the sign, please attach proof of liability insurance with the following minimum coverage: \$100,000 bodily injury and \$200,000 aggregate and \$100,000 property damage.

4. Subject property information (where the sign will be located)

Street address	15 W Main Street Evansville, WI 53536		
Parcel number	6 - 27 - __93__ . ____	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.	
Current zoning classification(s)	B2 Central Business Note: The zoning districts are listed below.		
	Business Districts	B-1	B-2 B-3 B-4
	Planned Office District	O-1	
	Industrial Districts	I-1	I-2 I-3

- Office Use Only -

Application fee	\$75.00 + \$0.50/sq.ft.
Receipt number	_____
Date of determination of completeness	_____
Name of zoning administrator	_____
Application number	_____
Authorization	_____

SIGN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

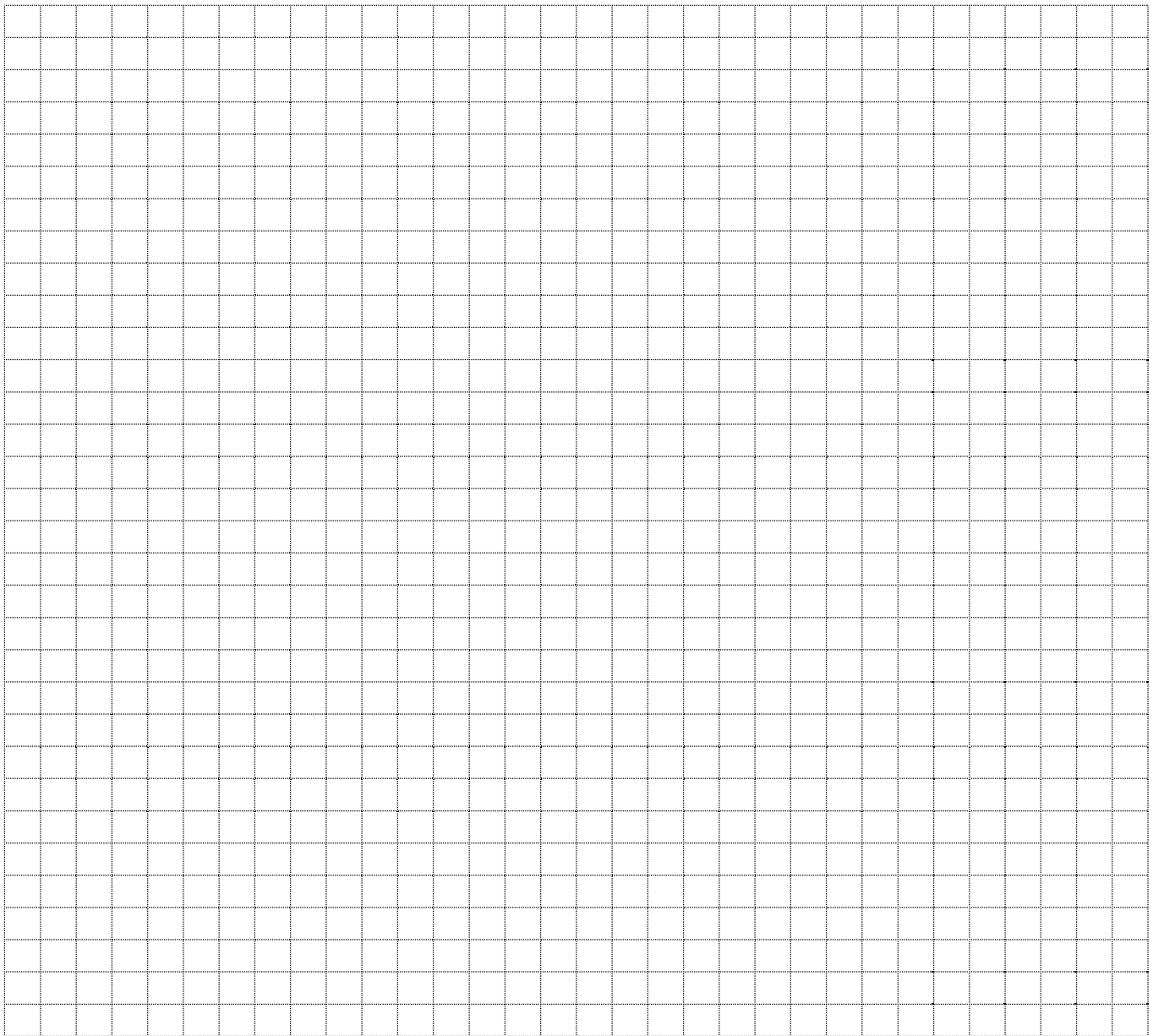
5. Design review.

Is the proposed sign located within a historic preservation district and/or the central business district (B-2)?
Is the proposed sign a sandwich board sign?

Yes No
 Yes No

If you answered yes to both of the questions, provide a sketch of the proposed sign that shows lettering, logos, and other graphics and the overall color scheme. You can use the space below or attach a drawing to this application.

The Evansville Historic Preservation Commission must review and approve the design of the sign, before the application is reviewed to ensure it meets other standards contained in the city's sign code.



SIGN APPLICATION

Evansville, Wisconsin

Version: September 28, 2015

6. Description of signage. For each proposed sign, please provide the following information as applicable.

Dimensions:	7.75 Feet wide by 3.75 feet tall by 1.5 inches thick
Materials:	Painted wood with vinyl lettering
Illumination, if any:	None
Location on the property:	North Facing Wall, Main Street Exposure
Height above grade:	Aprox 8 feet above sidewalk
For wall signs, the area of the building's face to which the sign will be attached:	330 square feet

7. Type of signs. For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall	1	300 Estimated	1	330
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground	0	0	0	0
Pole sign	A sign that is principally supported by one or more columns or poles	0	0	0	0
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that his mounted on the face of a building and is constructed on non-rigid materials (like canvas)	0	0	0	0
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass	0	0	0	0
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.	0	0	0	0
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face	0	0	0	0
Other	Any type of signage that does not fall into one of the above categories	0	0	0	0
Total		1	300	1	330

Existing Sign Will be removed and proposed sign will be installed

SIGN APPLICATION Evansville, Wisconsin

Version: September 28, 2015

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the Community Development Director for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.

Andrew W Gorman

12/13/2021

Applicant Signature

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.

9. Authorization – for official use only.

<hr/> Historic Preservation Commission	<hr/> Date	Comments, if any:
<hr/> Community Development Director	<hr/> Date	Comments, if any:

PROPERTY RECORD
15 W MAIN ST

Architecture and History Inventory

 PRINT  EMAIL A FRIEND  FACEBOOK  TWITTER  MORE...



NAMES

Historic Name: **ISAAC HOXIE COMMERCIAL BUILDING**

Other Name: **WILSON LAW GROUP**

Contributing:

Reference Number: **85197**

PROPERTY LOCATION

Location (Address): **15 W MAIN ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

PROPERTY FEATURES

Year Built: **1897**

Additions:

Survey Date: **2006**

Historic Use:**retail building**
Architectural Style:**Contemporary**
Structural System:
Wall Material:**Board**
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:THIS WAS ORIGINALLY A QUEEN ANNE STYLE RETAIL BUILDING WITH A SECOND STORY ORIEL BUT ITS FACADE HAS NOW BEEN COMPLETELY MODERNIZED AND GIVEN A CONTEMPORARY APPEARANCE.

"This was once the office of the Evansville Review newspaper, with a rental unit on the second floor. During June of 1900, the apartment was the home of Belle Boyd, the notorious former Confederate spy, who was then making a speaking tour of the Northern states. Ms. Boyd died unexpectedly while on tour out of town in Kilbourn (now Wisconsin Dells) and is buried there." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

Bibliographic References:MONTGOMERY, RUTH ANN. EVANSVILLE REVIEW. MAY 28, 1997, PP. 8-9. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

RECORD LOCATION

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

♥ Olive You
Create & Shoppe
Children's Fashion and Creation Station

8 W MAIN
Olive You
Create & Shoppe
Children's Fashion and Creation Station



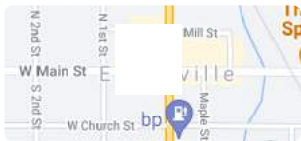


Image capture: Aug 2013 © 2021 Google

Evansville, Wisconsin

Google

Street View - Aug 2013





City of Evansville

Community Development Department

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

December 13, 2021

Rock County Realty
Attn: Robert Goretcke
P.O. Box 643
Waukesha, WI
rockcountyrealty@gmail.com

RE: HPC-2020-17 Replacing Windows at 101 E Main Street

Dear Mr. Goretcke,

This is a follow-up regarding improvements made to the Baker Block Apartments at 101 E Main Street. Again, thank you for your company's commitment to improving Evansville's historic districts.

At its October 21, 2020 meeting, the Historic Preservation Commission approved the Certificate of Appropriateness (see attached) with the condition that the decorative medallions on the building were to be replaced as mitigation for the adverse impact of the change in window design. Per a recent site inspection, this is still undone. We are requesting that the medallions be installed within the next sixty (60) days.

Recently you have also expressed interest in the City's Building Improvement Grant. At this time, the City will not be issuing a grant application to your company until this outstanding issue has been resolved. Once the medallions have been placed, we would be open to discussing the Building Improvement Grant.

Regards,

Colette Spranger
Community Development Director



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:

REPLACE NON-ORIGINAL WINDOWS WITH DOUBLE HUNG, SINGLE LITE WINDOWS, ARCH TOPS TO MATCH.

A requested revision, attached, was approved at the October 21, 2020 Meeting. The Commission approved the revision to replace the non-original windows with the illustrated	window with a condition the missing decorative medallions that are missing on the roof are replaced as mitigation for the adverse impact of a change to the window design.
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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: 4/22/20

HISTORIC PROPERTY INFORMATION

Historic Property Address: 101 E MAIN

Tax ID Number: 222 00117

Historic Property AHI Number: 84955

Parcel Number: 6-27- 117



City of Evansville

Community Development Department

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

August 17, 2020

STAFF MEMO

To: Historic Preservation Commission

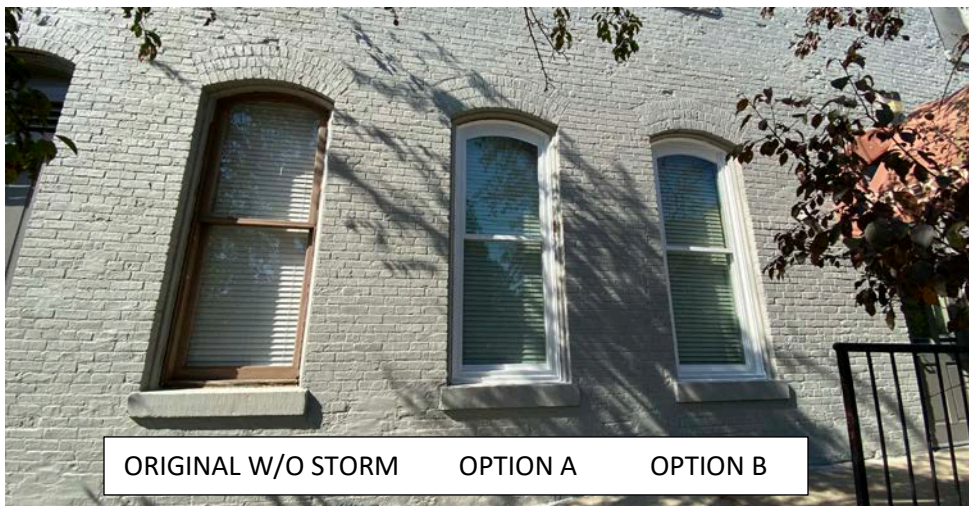
From: Jason Sergeant, Community Development Director

RE: Windows at 101 E Main

Background:

The Commission approved window replacements on April 22nd at 101 E Main (HPC-2020-17) to replace all of the existing windows with double hung windows that had arched/rounded tops to match existing. In May staff reached out to the applicant to clarify how the windows would be installed and specific details of the installation. (This was done after concerns came up with similar windows that were previously approved and installed at 8 S Madison.) Staff understood the windows would be arched-top and would keep the existing brick mold intact.

The applicant began the window replacement process last week. After staff inspection of the building, it was determined that the replacement windows do not meet the specifications contained within the original application. **The replacement windows do not have arched or rounded tops.** Staff and the HPC Chairperson met the window installer on site to discuss the concerns. **Staff informed the applicant that the replacement windows as installed are not acceptable.** Since those discussions, the window installer applied trim to the exterior of the top sash in an attempt to make the windows more compliant. The workmanship of the installation and long-term durability of the proposed fix is of concern to staff. HPC members are encouraged to look at the windows in person, they are located in the rear of the building on the first floor adjacent to Maple Street. Below are photos of the proposed windows:



Recommended Action(s):

- 1.) Direct staff to notify applicant of non-compliance and notice to install windows as identified in original application
- 2.) Direct staff to accept window mock-up "A" as substantially similar to the windows proposed
- 3.) Direct staff to accept window mock-up "B" as substantially similar to the windows proposed

