

## 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.

**City of Evansville Historic Preservation Commission**  
Regular Meeting  
City Hall, 31 S Madison St. Evansville, WI 53536  
Wednesday, November 16, 2022, 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 19, 2022 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
7. Action Items
  - A. 29 W Main – Sign on Grange Building (2022-0319)
  - B. 32 W Main – Repair Fireplace/Chimney Stack (2022-0214)
  - C. 15 Garfield – Replace Porch Railings and Spindles to match existing appearance (2022-0295)
  - D. 319 W Main – Install Iron Fence in Backyard (2022-0315)
  - E. 224 W Church – Extensive Building Repair/Rehabilitation (2022-0320)
8. Discussion Items
  - A. 9 Maple – New Sign Location -- Robin St Clair
  - B. 103/105 S Madison – Replace Wood Windows with Vinyl (2022-0288)
9. Report of the Community Development Director
  - A. Staff Issued Certificate of Appropriateness
    - i. 223 W Main – Garage Roof Replacement (2022-0294)
    - ii. 137 E Main – Exterior Window Pane, Patio Door and Trim in Kind (2022-0304)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: *December 21, 2022, 6:00 p.m.*
12. 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 19, 2022 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	Pat Carr
Vice-chair Gene Lewis	P	Roger Berg
Vacant	A	Melissa Destree, Destree Architects
Katie Sacker	P	Ahmed Faouzi
Norman Barker	P	Noah Hurley, Forward Investment Group
Cheryl Doerfer	P	Nancy Nelson, Tourism Commission
Steve Christens	A	Colette Spranger, Community Dev. Director

**3. Motion to approve the agenda by Lewis, seconded by Sacker.** Spranger suggested swapping the order of 6A and 6B. Suggestion was accepted. *Motion carried unanimously.*

**4. Motion to waive the reading of the minutes from the September 21, 2022 meeting and approve them as printed by Lewis, seconded by Barker.** *Motion carried unanimously.*

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

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

**A. Proposed Mural on 1 E Main.** Nancy Nelson represented the Tourism Commission regarding a proposed mural along the eastern wall of the 1 E Main building, which runs along Madison Street. This next mural is to highlight Evansville's circus history. Since that building already features painted brick, painting the mural on the side is not an issue. Tourism Commission is looking for feedback from Historic Preservation regarding the content and location of the mural. There was no adverse reaction to the mural nor its content. Spranger will need to check the City's sign ordinance to ensure the mural does not meet the City's definition of a sign.

**B. 224 W Church – Informational Presentation.** Melissa Destree of Destree Architects presented on proposed improvements and alterations to 224 W Church Street, a property recently purchased by Pat Carr. Carr is seeking historic tax credits from both the state and federal programs, thus approval for materials and alterations will also need to be made through the State Historic Preservation Office. A major change to the building will be to demo the 1941 carport addition and rebuild, maintaining the same building footprint and overall building design. HPC members encouraged a formal application to be submitted so official discussion and approvals can be made.

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

- C. 20 Mill Street – Ahmed Faouzi.** Mr. Faouzi is the owner of 20 Mill Street, which came to HPC in September requesting replacement of original wood windows. Commission members explained a preference to first try and repair and preserve original windows when such windows are present and if preservation is possible. Roof repair and replacement of trim, soffit, and fascia with same materials is permitted

**7. Applications – Action Items:**

**A. 103/105 South Madison.**

Applicant Noah Hurley present. As stated in the letter sent by Spranger on October 14, 2022, windows were removed at Hurley’s rental property at 103/105 South Madison Street, next door to City Hall. Spranger and Building Inspector Larry Schalk noticed that the windows were being removed without HPC approval or a building permit. Schalk attempted to issue a stop work order but the contractors continued on their work. Hurley was not present on site when the windows were removed. Since the incident, the City has been issuing Hurley two fines per day, one for failure to obtain a building permit and another for failure to receive a certificate of appropriateness. Each violation is \$313. Hurley stated he did not know that a building permit was needed to replace windows nor that the building was in the historic district. Several of the commissions contended this statement. Discussion revolved around what an appropriate mitigation would be for doing work without permission and in violation of historic district standards. Applicant is to submit a follow up to this application for foundation repair and stonework done by a professional mason, and plans and repairs/restoration to the decks, porches, and railings on the property to be done within 18 months. Fines are suspended until further actions are taken via application approval or non-approval. ***Motion to table the application by Doerfer, seconded by Barker Motion carried unanimously.***

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

**A. Staff Issued Certificates of Appropriateness**

- i. 132 Garfield – Re-shingle roof with State-approved materials (2022-0265)
- ii. 39 Garfield – Re-shingle asphalt steeple roof with like materials (2022-0272)
- iii. 29 W Liberty – Re-shingle asphalt roof with like materials (2022-0282)

**B. Special Assessment Form Updated.** Lewis’s report of the Historic Preservation Commission at Common Council resulted in the City’s Special Assessment Form getting updated to include a disclosure of a parcel’s inclusion in the City’s overlay zoning districts, one of which indicates whether or not a property is within the Historic District.

**C. Local History/Historic Preservation Conference Highlights.** Stephans and Spranger spoke briefly about their experience at the state’s yearly conference.

**9. Correspondence, Comments and Concerns**

**10. Next Meeting Date:** November 16, 2022 @ 6:00 p.m.

**11. Motion to Adjourn by Sacker, second by Barker. Motion carried unanimously.**

# SIGN APPLICATION Evansville, Wisconsin

Version: December 2021

**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 608.882.2263 or [colette.spranger@ci.evansville.wi.com](mailto:colette.spranger@ci.evansville.wi.com). You may download this application off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

**- Office Use Only -**

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

**1. Applicant information**

Applicant name John Schroeder Cards in the Attic  
 Street address 502 Abey Dr. (Home)  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number ~~715-761-1124~~  
 Fax number, if any —  
 E-mail, if any happyday74@outlook.com

**2. Individual or firm erecting sign**

Name Jeff Vrstal  
 Company Main St Signs and Graphics  
 Street address 157 E. Main St.  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number 608-882-0322  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any vrstaj@yahoo.com

APPROVED OCT X 8 2022

Name of insurance company Hiscox Insurance Co. Inc.  
 Insurance company address 520 Madison Ave., 32nd floor  
New York, NY 10022

**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	<u>Greene Building - 29 W. Main St. is the Business Address</u>		
Parcel number	<u>6-27-_____</u>	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)	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



# SIGN APPLICATION

## Evansville, Wisconsin

Version: December 2021

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

Dimensions:	91" x 25 1/4"
Materials:	Aluminum Composite Material 6mm thick
Illumination, if any:	None
Location on the property:	29 W. Main St Evansville, WI - Grange Building
Height above grade:	approx. 12'
For wall signs, the area of the building's face to which the sign will be attached:	___ 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	
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground				
Pole sign	A sign that is principally supported by one or more columns or poles				
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that is mounted on the face of a building and is constructed on non-rigid materials (like canvas)				
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				
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.				
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face				
Other	Any type of signage that does not fall into one of the above categories				
Total					


\_\_\_\_\_

**SIGN APPLICATION**  
**Evansville, Wisconsin**  
Version: December 2021

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**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.

	11/10/22
Applicant Signature	Date

<b>Governing Regulations</b>	The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.
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**9. Authorization – for official use only.**

<hr/> <p>Historic Preservation Commission</p>	Comments or Conditions, if any:
<hr/> <p>Community Development Director</p>	Comments or Conditions, if any:

The sign will fit the vacant space  
currently on the Grange Building







EVANSVILLE  
TITLE, INC.

GRANGE STORE

EVANSVILLE  
BARBER  
SHOP

GO! FIGHT!  
WIN!  
HOMECOMING  
2022

21-33 W Main

OPEN  
KAT'S REALTY  
2024 JUNIORS



# 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>Anika Laube</u>	Historic Property Address: <u>32 West Main Street</u>
	Applicant Mailing Address: <u>32 West Main st. Evansville, WI 53536</u>	Evansville, WI 53536
	Applicant Phone:	The following information is available on the property's tax bill:
	Applicant Email:	Parcel Tax ID Number: 222 <u>063018</u>
	<b>If different from above, please provide:</b>	Parcel Number: 6-27- <u>771</u>
	Owner Name:	The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a> :
	Owner Address:	Historic Property Name: <u>Charles Spencers House</u>
	Owner Phone: <u>608-444-2844</u>	AHI Number: <u>84958</u>
	Owner Email: <u>alaube@coylecarnet.com</u>	Contributing <input checked="" type="checkbox"/>

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

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

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

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

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

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

SUBMITTED BY:

Anika Laube  
Owner or Applicant Signature

DATE:

1/7/22

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category		Work Category Details
<input checked="" type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Minor repair	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> <u>Fireplace stack</u>



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>remove existing wood windows to match the fiberglass windows that will be installed throughout the rest of the house in Feb/march of 2022</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>yes</i></p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>I am not interested in repairing the wood windows - it is an interior product &amp; the fiberglass will mimic the look of the wood frame, &amp; be compatible with the rest of the house.</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; font-size: 24px;">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><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p style="text-align: center; font-size: 24px;">These features do not characterize the property &amp; the new feature shall match the old in design</p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits? <i>NO</i></p>

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>leaking in the attic on the east side near dormer &amp; near fireplace - would like to remove the stack on the outside as fireplace is unusable</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? <b>NO</b></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 block is not available any longer &amp; the fireplace is unusable - deterioration could be dangerous if falling block continues</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? <b>NO</b></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>this feature does not characterize the property</p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits? <b>NO</b></p>



## Make Your Mark LLC

679 Prairie View Dr  
Evansville, WI 53536 US  
+1 6085746047  
makeyourmarkmasonry@gmail.com  
<http://www.makeyourmarkmasonry.com>



## Estimate

ADDRESS  
Anika Laube  
32 W Main St  
Evansville, WI 53536

ESTIMATE 748  
DATE 10/07/2022  
EXPIRATION DATE 01/07/2022

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Service	Set equipment as necessary for access and materials and safety. Tear chimney down to the roofline and rebuild to the original height with new brick of customers choosing (Reflection Brick Enchantment) and mortar match closest possible.  (Stone on the home is discontinued.)	1	9,950.00	9,950.00T
Service	Install a new full flashing with shingles closest match possible.	1	1,200.00	1,200.00T
Service	Form and pour a new concrete crown per Wisconsin codes. Replace top tiles only if necessary.	1	1,190.00	1,190.00T

50% down payment due at the acceptance of proposal. Remainder balance due at job completion.

Down payment: \$6,170.00

SUBTOTAL	12,340.00
TAX	0.00
<b>TOTAL</b>	<b>\$12,340.00</b>

Accepted By

Accepted Date

# Reflection Brick® Masonry Units

SHAPES AND SIZES

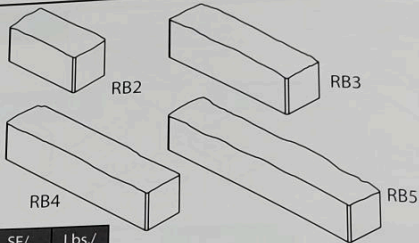


## REFLECTION BRICK® FULL VENEER



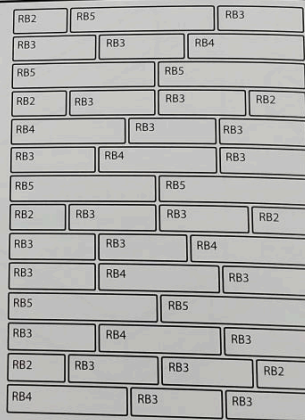
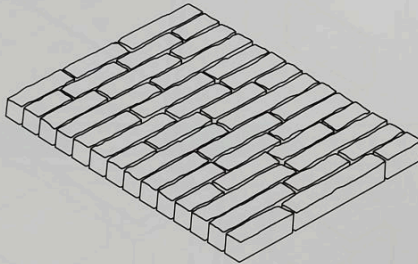
### Standard Units

Product	Size H x D x L (inches and mm)
Reflection Brick- RB2	3 1/4 x 3 3/4 x 7 83 x 95 x 178
Reflection Brick- RB3	3 1/4 x 3 3/4 x 10 3/4 83 x 95 x 273
Reflection Brick- RB4	3 1/4 x 3 3/4 x 14 1/2 83 x 95 x 369
Reflection Brick- RB5	3 1/4 x 3 3/4 x 18 1/4 83 x 95 x 464



SF/ Layer	SF/ Pallet	Lbs./ Pallet
13.33	80	2940

### Pallet Layer



All dimensions nominal.

COUNTY MATERIALS CORPORATION

150 Watt Intelligent  
Two Commons, Two 14V Taps  
Default Dusk to Dawn Program  
Lifetime Warranty  
FOR LED ONLY





**COUNTY**  
MATERIALS CORPORATION



countymaterials.com

Your Source for Concrete Construction  
and Landscape Products



**Ketchikan Brick**  
Ketchikan, Alaska  
Order, Enrichment  
Available at all of the Wood


















	<h2 style="margin: 0;">APPLICATION FOR CERTIFICATE OF APPROPRIATENESS</h2> <p style="margin: 0;">CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION 31 S. Madison St, PO Box 529, Evansville, WI 53536</p>	<h3 style="margin: 0;">\$0.00</h3> <p style="margin: 0;">Application Fee</p>
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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>JOHN + BARBARA WILLOUGHBY</i>	<i>15 GARFIELD AVENUE</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>15 GARFIELD AVENUE</i>	<b>The following information is available on the property's tax bill:</b>
	<i>EVANSVILLE, WI 53536-1110</i>	
	Applicant Phone: <i>608-882-5733</i>	Parcel Tax ID Number: <i>222 063028</i>
	Applicant Email: <i>jwilloughby@charter.net</i>	Parcel Number: <i>6-27-784</i>
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name:	
	Owner Address:	Historic Property Name:
	<i>NA</i>	
Owner Phone:	AHI Number: <i>85059</i>	
Owner Email:	Contributing <input checked="" type="radio"/> or N	

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

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  - o Historic photograph(s) (if available)
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  - o If Section 3B applies, evidence of un-reparability
  - o Site plan (if applicable)
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Thank you for helping to value and protect "one of the most intact nineteenth century townscapes in southern Wisconsin" and "the finest collection of 1840s – 1915 architecture of any small town in Wisconsin" – Wisconsin State Historic Society

SUBMITTED BY: *John Willoughby* DATE: *Oct. 17, 2022*  
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 type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p><i>Porch railings and spindles to be replaced with EXACT duplicate in appearance</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials <u>original</u> to your historic building, including: siding, windows, trim, doors, etc? <i>No.</i></p>
<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>	

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>No change in appearance.</i></p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
<p><i>The appearance of the porch at 15 Starfield Ave. will look exactly like it presently does, but the life of the replacement will be virtually eternal.</i></p>	
<p><b>4C</b> Have you submitted this project for state or federal tax credits? <i>No.</i></p>	



**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: 15 Garfield Ave	Tax ID Number: 222 063078
Historic Property AHI Number: 85059	Parcel Number: 6-27-784



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## PROPERTY RECORD

# 15 GARFIELD AVE

## Architecture and History Inventory

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### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85059**

### PROPERTY LOCATION

Location (Address): **15 GARFIELD AVE**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES

Year Built: **1906**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## DESIGNATIONS

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

National Register Listing Date: **11/16/1978**

State Register Listing Date: **1/1/1989**

## NOTES

### Additional Information:

**Bibliographic References:** SANBORN-PERRIS MAPS OF EVANSVILLE, WI. NEW YORK: 1914. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891. Abstract.

## 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:







































# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
**Application**  
**Fee**

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>Ed + Linda Miller</u>	Historic Property Address: <u>319 West Main Street</u>
	Applicant Mailing Address: <u>319 West Main Street</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>920-242-4095</u>	Parcel Tax ID Number: <u>222 001043</u>
	Applicant Email: <u>jetfast38@gmail.com</u>	Parcel Number: <u>6-27- 46</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:	
	Owner Address:	
		Historic Property Name: <u>None</u>
	Owner Phone: <u>920 242 4095</u>	AHI Number: <u>85225</u>
Owner Email: <u>jetfast38@gmail.com</u>	Contributing: <input checked="" type="radio"/> Y or N	

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

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

- Clear photo(s) of every portion of the property that will be affected by the work
- Historic photograph(s) (if available)
- Exterior elevations or sketches of existing conditions and proposed work
- Samples or specifications of proposed materials
- If Section 3B applies, evidence of un-reparability
- Site plan (if applicable)
- Print or PDF of State of WI historic property information, available by searching the property address at [www.wisconsinhistory.org](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:** Edward Miller **DATE:** 11/03/2022  
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 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	<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 checked="" 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 checked="" type="checkbox"/> <u>fence in back yard for dogs</u>

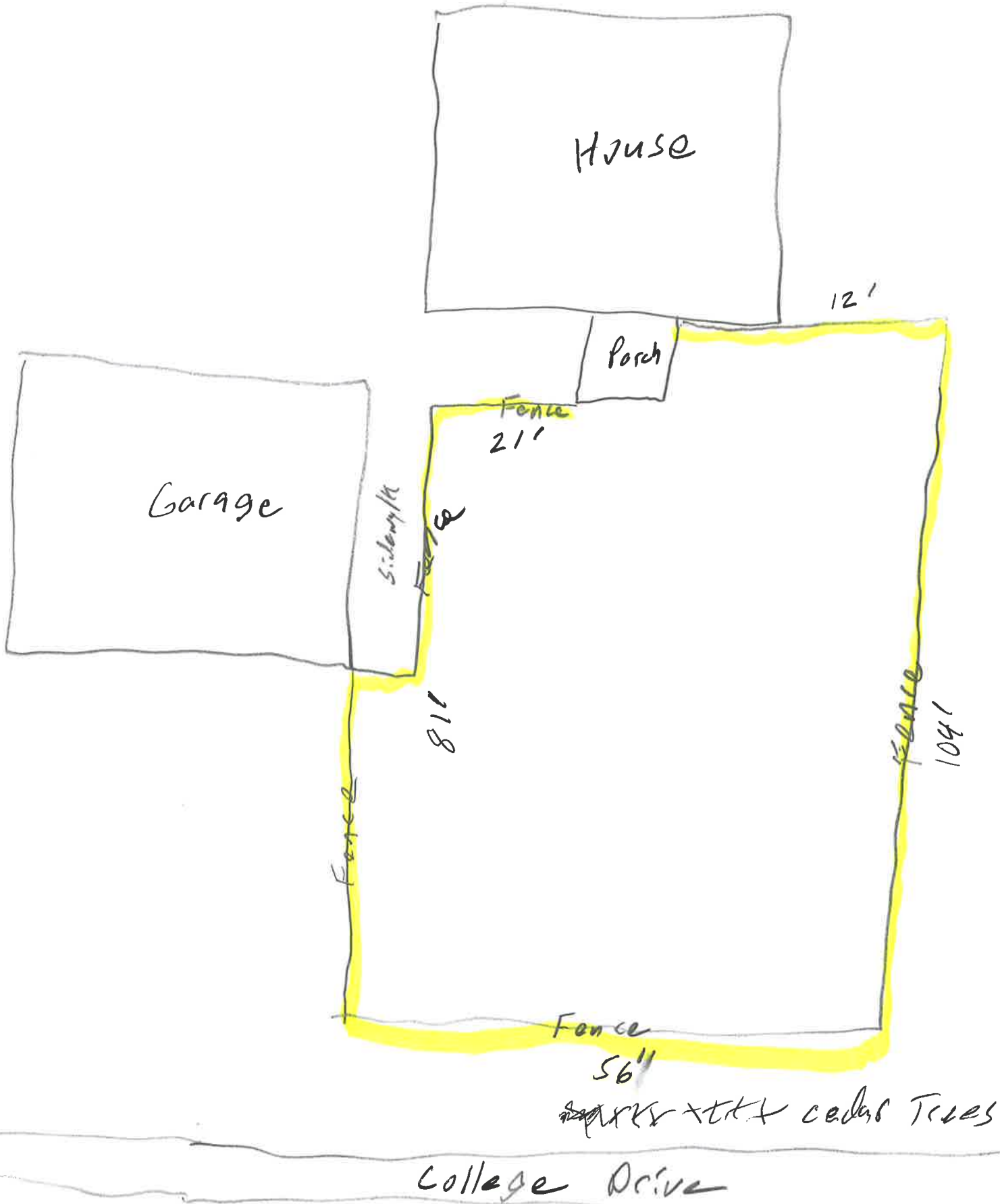
SECTION	PROPOSED WORK SUMMARY
3	<b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:
	<p style="text-align: center;">Enclosing back yard for our dogs. Black steel fence panels with gates of same material</p>
	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:
	<b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <p style="text-align: center;">NO</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:

SECTION	SUPPLEMENTAL QUESTIONS
4	<b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	<p style="text-align: center;">No we don't believe so.</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 style="text-align: center;">The architecture will not be affected as it is not a Restoration or rehabilitation of a building. It is a fence to contain our dogs. It is black metal appealing to the eye and is in the backyard. It will not reduce the historical value of the property. I was unable to find guidelines for a fence on the website.</p>	
<b>4C</b> Have you submitted this project for state or federal tax credits? NO	

NE

Edward & Linda Miller 319 W Main St

W Main St



House

Garage

Porch

Fence  
21'

Fence

81'

Fence

Fence  
56'

Fence

104'

College Drive

~~scribble~~ cedar trees

# Euro Sectional No-Dig Fence Panel 36" x 48"

Model Number: 87160MN | Menards® SKU: 1713232



EVERYDAY LOW PRICE

~~\$22.99~~

11% MAIL-IN REBATE Good Through 10/30/22

~~\$2.53~~

**FINAL PRICE**

**\$20.46** each

You Save \$2.53 with Mail-In Rebate

**Ship To Store - Free!**

103 In-Stock at **MADISON WEST**  
Get it **as soon as 10/30/2022**  
[Check Another Store for Availability](#)

**Shipping**

Available

## Description & Documents

The Euro Sectional Fence Panel is an easy to install decorative fence system that is great for containing or keeping pets and critters out. This panel is built with rust resistant galvanized steel and then powder coated for increased durability and beauty. The Euro Sectional Fence Panel will provide years of containment and style to your yard.

Brand Name: **Enchanted Garden**

### Features

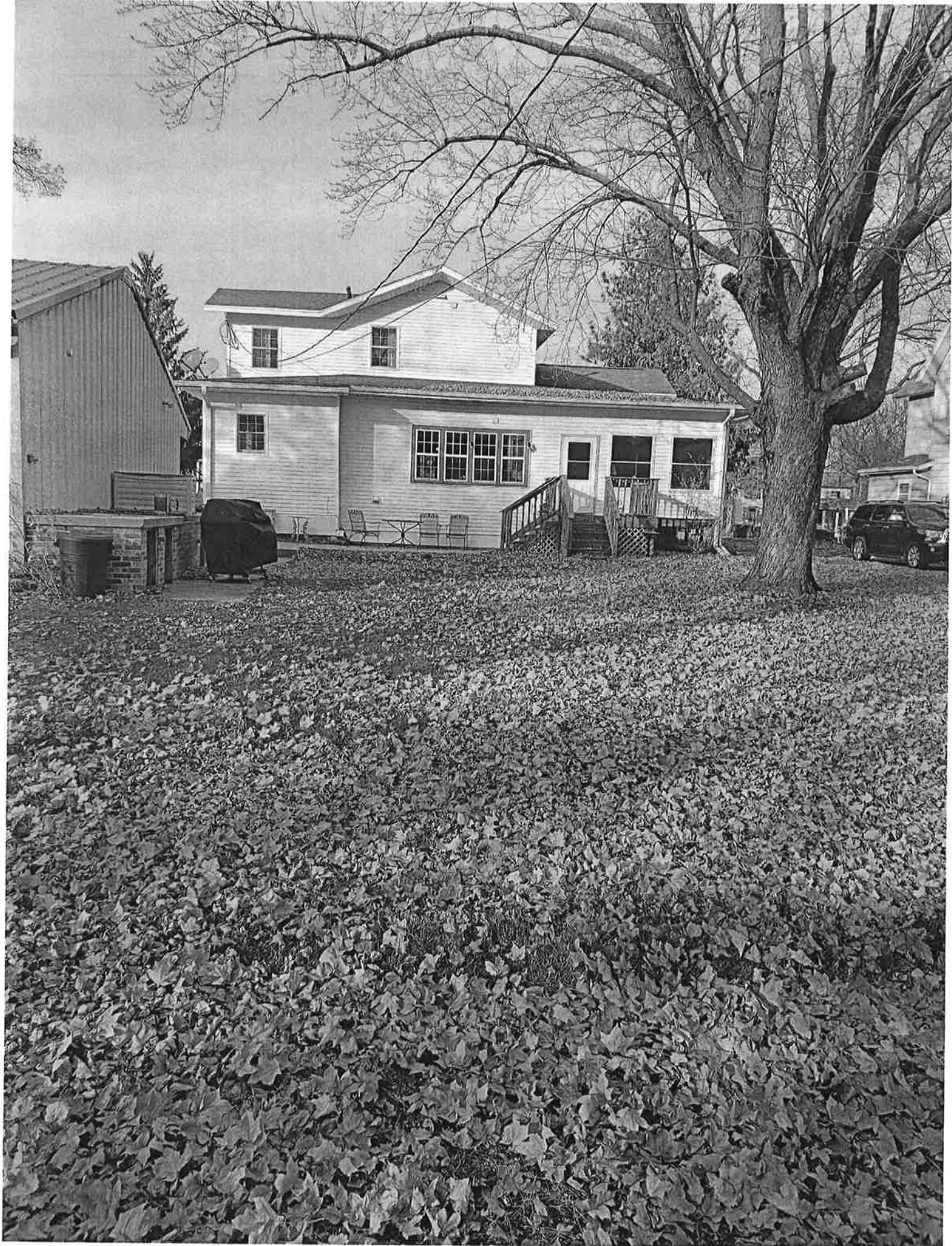
- Sectional fence panel provides an easy to install, decorative system with a classic pet-protectant design
- 36 inches high by 48 inches wide
- Rust resistant powder-coated steel for increased outdoor durability
- Align multiple pieces to create a long run
- Euro Collection motif
- Made from tubular steel
- Pre-galvanized material inside and outside for long lasting durability
- Requires the purchase of #171-3356 (46 inch Fence Post, Black)

## Specifications

Product Type	Metal Fence Panel	Material	Steel
Special Features	Powder-coated steel for increased outdoor durability, Works with 171-3356, 46 inch black fence post	Overall Height	36 inch
Overall Width	48 inch	Color/Finish	Black
Shipping Dimensions	48.25 H x 35.88 W x 1.13 D	Shipping Weight	6.75 lbs
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)®











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**PROPERTY RECORD****319 W MAIN ST****Architecture and History Inventory**

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**NAMES**

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **85225****PROPERTY LOCATION**Location (Address): **319 W 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: **house**

Architectural Style: **Gabled Ell**

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**

## NOTES

**Additional Information:** BUILT PRIOR TO 1871 ACCORDING TO 1871 BIRD'S EYE VIEW.

**Bibliographic References:** BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871.

## RECORD LOCATION

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

Have Questions?





# 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: 319 W Main St	Tax ID Number: 222 001043
Historic Property AHI Number: 85225	Parcel Number: 6-27-46



# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <b>Melissa Destree</b>	Historic Property Address: <b>224 W. Church Street</b>
	Applicant Mailing Address: <b>222 W. Washington Ave. #310 Madison, WI 53703</b>	Evansville, WI 53536 <b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <b>608-512-1887</b> (direct)	Parcel Tax ID Number: 222 <b>001064</b>
	Applicant Email: <b>melissa@destreearchitects.com</b>	Parcel Number: 6-27- <b>68</b>
	<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: <b>Pat Carr</b>	
	Owner Address: <b>224 W. Church Street Evansville, WI 53536</b>	Historic Property Name: <b>W.H.H. Johnson House</b>
	Owner Phone: <b>(847) 875-3495</b>	AHI Number: <b>68566</b>
	Owner Email: <b>p.carr4@me.com</b>	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:  DATE: **11/11/2022**  
Owner or Applicant Signature

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input checked="" type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <span style="color: red;">matching current architectural grade asphalt shingle</span> <input type="checkbox"/> Soffit, fascia, or trim work <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input checked="" type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input checked="" type="checkbox"/> Siding	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match historic materials (wood, <span style="color: red;">paint grade D clear cedar</span> ) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input checked="" type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <span style="color: red;">Refer to drawings</span> <input checked="" type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input checked="" type="checkbox"/> Porch	<input checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input checked="" type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input checked="" type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input checked="" type="checkbox"/> Other: <span style="color: red;">concrete granny style drive, per drawings</span>
<input checked="" type="checkbox"/> New construction	<input checked="" type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input checked="" type="checkbox"/> Other: <span style="color: red;">Rear addition, historically sensitive impacting secondary facades</span>
<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
<b>3</b>	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p><del>The Historic house will have maintenance and repair of Historic materials with matching materials. Railings to be added and 1941 windows to be replaced with historically appropriate. Rear addition mimics the 1941 addition and expands the massing to the east. Marvin/Andersen Alum clad window style and proportions to be appropriate with historic style. Refer to drawings for additional detail. Interior work will improve the 1941 HVAC system, renovate the 1941 1st flr bath and kitchen.</del></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? <del>Siding repair maintenance will be cedar</del></p> <p><del>Historic windows will be restored, New windows on secondary facades will be Marvin/Andersen aluminum clad wd</del></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> </p> <p> </p> <p> </p> <p> </p>

SECTION	SUPPLEMENTAL QUESTIONS
<b>4</b>	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><del>No. The addition is modifying and replacing the 1941 utility/garage addition. The main house exterior is being preserved and rehabilitated. Front Entry porch will receive new wood railings.</del></p> <p> </p> <p> </p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p><del>The exterior restoration and rehabilitation of the 1882/83 house will meet all NPS standards. The historic character of the property will be retained and preserved. historic material removal will be avoided. The distinctive architectural features of the house, detailing and craftsmanship will be preserved.</del></p>
	<p><del>The addition will be sensitive to the historic character of the home, however is not eligible for tax credits.</del></p> <p> </p> <p> </p>
<p><b>4C</b> Have you submitted this project for state or federal tax credits? <del>We are in the process of submitting</del></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>

Material Information -  
There are eight new windows at the Historic Home and addition - Wood with aluminum cladding, Marvin Ultimate Double Hung G2 and Ultimate Casement with historically appropriate casing.

Historic House and Addition to be D select Cedar to match existing

Roofing - Asphalt to match existing

Historic Railings - Wood to match existing

Exhibit A - Current Photos

Exhibit B - Historic / Old Images

Exhibit C - State of WI Historic Property Information

Exhibit D - Architectural Drawings including Site Plan dated 11/16/2022

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



# 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-_____



6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Guidelines for Rehabilitating Historic Buildings**

The [Guidelines](#) assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered, if necessary, for the new use. Careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in [PDF format](#).

The [Guidelines on Sustainability for Rehabilitating Historic Buildings](#) stress the inherent sustainability of historic buildings and offer specific guidance on “recommended” rehabilitation treatments and “not recommended” treatments, which could negatively impact a building’s historic character. These Guidelines are also available as an [interactive web feature](#).

PROJECT ADDRESS \_\_\_\_\_ PERMIT # \_\_\_\_\_

PROJECT DESCRIPTION:	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
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 \$ \_\_\_\_\_

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 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**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



Exhibit A







































































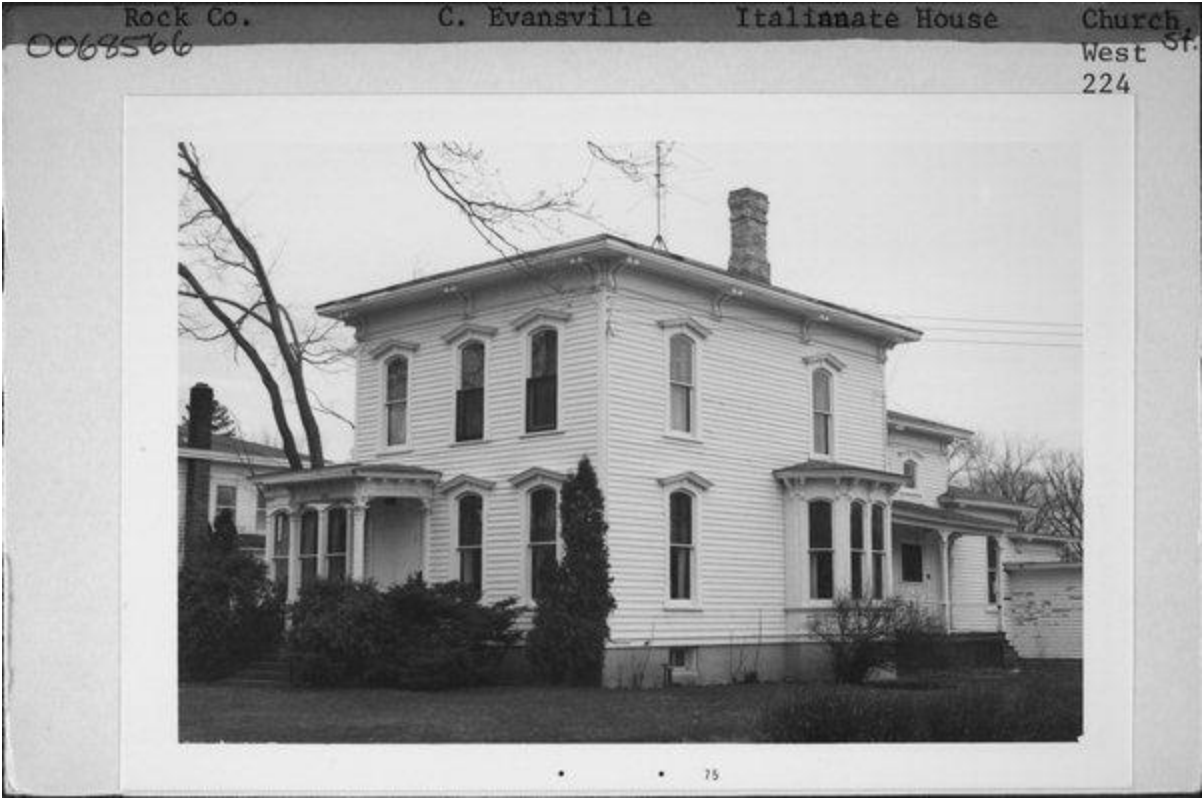












1973 images

William Henry Harrison Johnson House  
224 W. Church  
Built 1882, Rear Addition 1941



1980's image





1980's image







WISCONSIN  
HISTORICAL  
SOCIETY

Search...



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ABOUT

EVENTS

SHOP

MEMBERSHIP

DONATE

PROPERTY RECORD

224 W CHURCH ST

## Architecture and History Inventory

Exhibit C

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



### NAMES

Historic Name: **W.H.H. Johnson House**

Other Name:

Contributing: **Yes**

## RESOURCE DESCRIPTIONS

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

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

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



Contributing: **Yes**

Reference Number: **68566**

## PROPERTY LOCATION

Location (Address): **224 W CHURCH ST**

County: **Rock**

City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

## PROPERTY FEATURES

Year Built: **1882**

Additions:

Survey Date: **2006**

Historic Use: **house**

Architectural Style: **Italianate**

Structural System:

Wall Material: **Clapboard**

Architect:

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

# Exhibit C

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

## RELATED ARTICLES

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

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

Related products from our Online Store:

Pendarvis House Restaurant Tea Towel





## DESIGNATIONS

## Exhibit C

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

National Register Listing Date: **11/16/1978**

State Register Listing Date: **1/1/1989**

## NOTES

**Additional Information:** Builder was William Morgan.

**Bibliographic References:** EVANSVILLE REVIEW 7/31/1996. Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY.

## RECORD LOCATION

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

## ? | Have Questions?

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

▶ [leah.penzkover@wisconsinhistory.org](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

Wisconsin Dells Historic Postcard Set



Wade House Commemorative Porcelain Ornament



Pendarvis House Candles (4 oz)













Grove Partners, LLC



**R.M. Berg**  
GENERAL CONTRACTOR, INC.  
COMMERCIAL • RESIDENTIAL  
**608/882-5339**  
*New Home Construction & Sales*



5















# City of Evansville

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

November 10, 2022

Forward Development Group  
c/o Noah Hurley  
129 N Madison  
Evansville, WI 53563

**RE: Application HPC-2022-0288 -- Proposed mitigation for work done without permits**

Dear Mr. Hurley,

I am following up from your attendance at the October 19<sup>th</sup> Historic Preservation Commission meeting. At that meeting, the commission tabled your application and discussed potential mitigation projects to offset the 14 original windows that were replaced on October 11, 2022 without a Certificate of Appropriateness and without a building permit at your property on tax parcel 6-27-166.

At that meeting, the two following projects were proposed:

- 1) A detailed plan by a qualified contractor to inspect, repair, and, if necessary, replace stone along the building's masonry foundation
- 2) Repair and restoration of both porches
  - a. If needed, consolidation of any rotted wood or replacement in kind (i.e. wood fixtures replacing wood fixtures) if the material is beyond the use of consolidants
  - b. Repair of or adding missing wood skirting to be included on both porches
  - c. Once wood is in good condition, porches are to be repainted using an opaque paint color
  - d. Stairs leading up to both porches are to include guardrails and handrails.

Your next steps are to resubmit your application for a certificate of appropriateness detailing how, when, and what materials will be used to complete this work.

Please do not feel limited by the above list: you are free to include more projects that would improve the outward appearance of the property and contribute to the overall character of the adjoining historic district.

Sincerely,

Colette Spranger, AICP  
Community Development Director

CC: Larry Schalk, Building Inspector, Dan Stephans, Historic Preservation Commission Chairperson  
Attachment: Certificate of Appropriateness Application