

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

W.H.H. Johnson House, 224 W Church Street, Evansville, WI 53536

Wednesday, March 15, 2023, 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 February 15, 2023 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances and Public Presentations
7. Action Items
 - A. 30 Railroad – Build New Garage - HPC-2023-0060
 - B. 20 Mill – Economic Hardship Claim
8. Discussion Items
 - A. Solar in the Historic District
9. Report of the Community Development Director
 - A. Annual Certified Local Government Report
10. Correspondence, Comments and Concerns
11. Next Meeting Date: *April 19, 2023, 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, February 15, 2023 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	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Bill & Mary Anne Alt, Applicants
Aimee Stano	P	
Katie Sacker	P	
Norman Barker	P	
Cheryl Doerfer	A	
Steve Christens	P	

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

4. Motion to waive the reading of the minutes from the January 18, 2022 meeting and approve them as printed Motion by Christens, seconded by Barker, motion carried unanimously.

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

6. Citizen appearances and Public Presentations.

7. Applications – Action Items:

A. 216 W Main – Replace garage siding with vinyl (HPC-2023-0033)

Applicants Bill and Mary Anne Alt present. Applicant explained they wished to install a maintenance free material and they wished to simulate cedar shake to match the house. Stephans described the purposes of requiring that all construction in the district be approved by the commission and making it blend with the district. After discussing the application with the commission, it was determined they would not install vinyl shakes and would just replace the siding with smooth vinyl. **Motion to approve the application by Christens, seconded by Sacker Motion carried unanimously.**

B. 137 E Main – Signs for Allen Creek Café (HPC-2023-0034)

Applicant not present.

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Motion to approve the application as printed, by Christens, second by Barker. Motion carried unanimously.

8. Discussion Items

A. 224 W Church St Update

Spranger discussed the possibility of holding the March 15th meeting on-site at 224 W Church St. It was discussed that the proposed use of the property has some resistance from nearby homeowners, it was stated that his would have to go through zoning approval.

B. Building Improvement Grant Representative

The first Building Improvement Grants in a couple years were issued.

9. Report of the Community Development Director

10. Correspondence, Comments and Concerns

11. Next Meeting Date: March 15, 2023 @ 6:00 p.m.

12. Motion to Adjourn by Christens, second by Stano. Motion carried unanimously.



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	JOEL TOMLIN	30 RAILROAD ST
	Applicant Mailing Address:	Evansville, WI 53536
	19a SOUTH FIRST ST EVANSVILLE 53536	The following information is available on the property's tax bill:
	Applicant Phone: 608 - 289-5102	Parcel Tax ID Number: 222 065054
	Applicant Email: TOMLINJOEL796MAIL	Parcel Number: 6-27-894-1
	If different from above, please provide, with:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Name:	
	Owner Address:	
		Historic Property Name:
Owner Phone:	AHI Number:	
Owner Email:	Contributing: Y or N	

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

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

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

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: Joel Tomlin

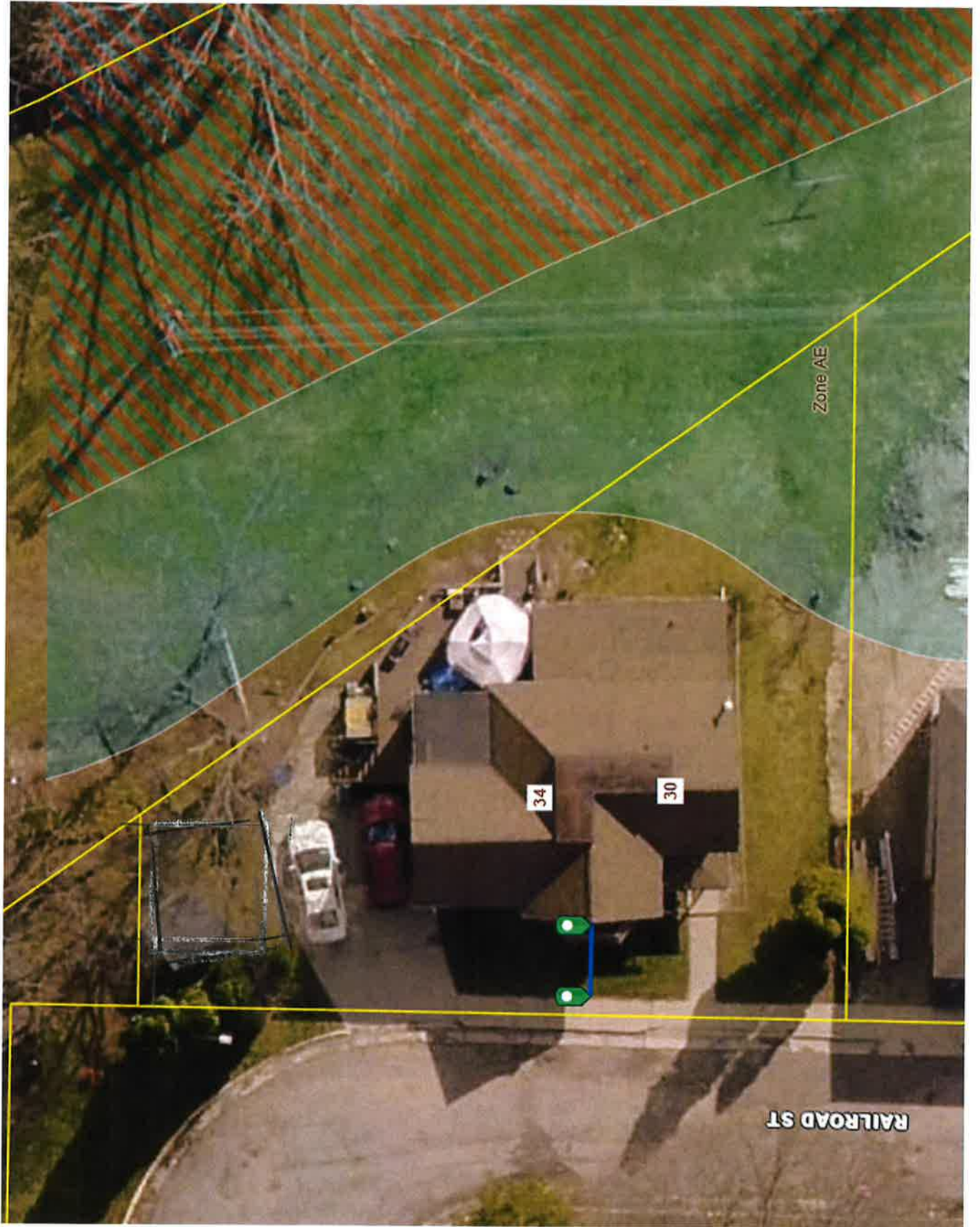
Owner or Applicant Signature

DATE: 3-7-23

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>N/A</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>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>
<p>N/A</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>N/A</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.) <i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p>4C Have you submitted this project for state or federal tax credits?</p>

608 ~~88~~ 490-0145



PROJECT ADDRESS 30 RAILROAD ST PERMIT # _____

PROJECT DESCRIPTION:	PARCEL #:
	TAX ID #: <u>222 065054</u>



BUILDING PERMIT APPLICATION

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

PERMIT REQUESTED: CONSTRUCTION HVAC ELECTRIC PLUMBING OTHER _____

OWNER'S NAME	ADDRESS	PHONE	EMAIL
<u>JOEL TOMLIN</u>	<u>19a S. FIRST ST</u>	<u>(608) 289-5702</u>	

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

CONTRACTOR: <input type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA 480 SQ.FT. ESTIMATED PROJECT COST \$ 13,100

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 Joel Tomlin DATE 3-7-23

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

2-Car Garage 24' x 24' x 8' Material List

Advanced House Plans Plan # 29993

Model Number: 1950478 | Menards® SKU: 1950478



Roof Framing Type: Spread Web Truss

Sold In Stores

Stop by any Menards for information and to purchase.

Description & Documents ^

2-Car Garage 24' x 24' x 8' Material List

Brand Name: **Menards****Features**

- Cutting and assembly required
- 1/2" OSB roof sheathing
- Aluminum soffit and fascia included
- Includes roof edge, nails and hardware
- Building plans included
- Materials can be modified to your personal preference, price subject to change
- Due to local state, city, county or municipality code requirements this plan may not completely comply with those building codes. It's recommended to consult with your local building official prior to purchasing the plan. If needed, plans can be modified to comply with any state, city, county or municipality code requirements. Modification fee may apply.

Specifications ^

Product Type	Garage	Garage Type	2 Car
Foundation Type	Slab	Entry Style	Gable
Overall Width	24 foot	Overall Length	24 foot
Sidewall Height	8 foot	Square Footage	576 square foot
Exterior Wall Framing	2x4 Stud	Roof Framing Type	Truss
Rafter/Truss Spacing	2 foot	Roof Pitch	4/12
Roofing Type	3-Tab Shingles	Siding Type	D4 Vinyl
Soffit Type	Aluminum	Overhead Door Quantity	1
Overhead Door Size	16 x 7	Service Door Quantity	1
Service Door Size	36 x 80	Window Quantity	1
Window Size	36 x 24	Includes	Materials Include Framing, 24" On Center Trusses, Roofing, Siding, Soffit, Fascia, One 16x7 Overhead Door, One Service Door, Window, and Plans
Shipping Weight	8243.0 lbs	Return Policy	Regular Return (view Return Policy).

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®

34 Railroad St

Evansville, Wisconsin

Google Street View

Aug 2013 [See more dates](#)





City of Evansville

Community Development Department

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

Date: March 14, 2023

To: City of Evansville Historic Preservation Commission

From: Colette Spranger, Community Development Director

Re: 20 Mill Street – Financial Hardship Consideration

Ahmed Faouzi, owner of 20 Mill Street, allowed the HPC Chair and the building inspector to tour his home to assess its condition. A lot of work has been done inside the house and the first floor is in relatively good shape.

Mr. Faouzi would like to replace some windows in the home. Some of his windows contain original materials. He has had two contractors inspect the original windows and the response has been that some of the window material will need to be replaced. Mr. Faouzi would like to use pocket window replacements for these windows, which are double hung.

In addition to the windows he wishes to replace, the roof is in need of repair. His initial estimates, which were shared with the Commission in January, was ~\$50,000.

I have been assisting him in applying for the City's CBDG home rehabilitation program, which could provide him with a zero interest loan to fund repairs to the home. In doing so, I was recalling that Ch. 62 of the City's Municipal Code has provisions for allowing certain exceptions for financial hardships. I want to begin those discussions this evening. I will be providing some of the financial information in person at the meeting due to its sensitive nature.

Appendix IV.

Procedures for the Evansville Historic Preservation Commission in consideration of claims of economic hardship

The following procedures are approved by the Evansville Historic Preservation Commission in claims of economic hardship, pursuant to its authority under sec. 62-34 of the Evansville Municipal Code to adopt rules and regulations for its governance.

2-1. Burden of proof. The burden of production of evidence, and the burden of persuasion, is on the party claiming economic hardship.

2-2. Relevancy.

The following factors will be considered in determining whether an economic hardship exists:

1. The nature of ownership of the property (individual, business entity, or non-profit) or legal possession, custody, or control.
2. Financial resources of the owner and/or parties in interest.
3. Cost of repairs that would be consistent with the Standards and Guidelines of the Secretary of the Department of the Interior for the Rehabilitation of Historic Properties
4. Cost of proposed alternative repairs or rehabilitation efforts.
5. Assessed value and estimated fair market value of the land and improvements.
6. Any appraisal of the property within the last two (2) years.
7. Real estate taxes and special assessments for the last two (2) years.
8. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the owner and the seller, or other means of acquisition, such as by gift or inheritance.
9. Any appraisal performed at the time of acquisition by the current owner,
10. Annual debt service, if any, for the past two (2) years.
11. Available financial incentives, including grant and loan programs.
12. Efforts to find alternative uses.
13. Efforts to rent or sell the property.
14. For income-producing property, annual gross income from the property for the previous two (2) years, itemized operating and maintenance expenses for the previous two (2) years, and annual cash flow for the previous two (2) years.
15. Whether or not the owner or other party in possession or control of the property has permitted it to suffer deterioration, and the extent and nature of such deterioration.
16. Whether the circumstances creating the claimed hardship were within or outside the control of the owner or party in interest.

PLEASE NOTE:

For information about installing solar panels on the roofs of historic buildings, please visit <https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm>.

Roof Equipment

Equipment such as antennas, skylights, satellite dishes, and solar panels may be installed on a roof. A Certificate of Appropriateness is required before these items can be installed on the front half of a roof, but the Planning Director can approve that administratively. No Certificate of Appropriateness is needed in order to install roof equipment on the rear half of the roof.

Solar panels should be designed, sized, and located to minimize their effect on the character of a historic building.

4.70 Locate and size roof equipment to minimize its effect on the character of a historic building.

- Locate roof equipment to the side of the roof, below the ridge line, and set it back from the front wall. Do not locate a skylight so that it spans the ridge of the roof.
- Do not locate equipment on front-facing roof slopes.
- Skylights must be low-profile or flush with the roof. Bubble skylights are inappropriate.
- Size the solar panels to remain subordinate to the roof.
- Mount solar panels flush with the roof slope.
- Use a solar panel design that is similar in color to the background of the roof when feasible.
- Ensure that any exposed hardware, frames, etc., have a matte finish, and blend with the roof color (to the extent feasible).
- If possible, locate solar panels toward the rear of the roof.



CLG Annual Report

Annual Report form for Certified Local Governments in Wisconsin.

Administration of Local Ordinance

1. Report year - indicate the calendar year for which you are reporting.

2021

2022

2. Name of CLG Community *

City of Evansville

3. Name, title, email address of person completing this report. *

Colette Spranger, Community Development Director, colette.spranger@ci.evansville.wi.gov

4. Does your community currently have an active Historic Preservation Commission appointed with qualified members? *

Yes

No

5. Please list current members (with email addresses) of your Historic Preservation Commission *

Dan Stephans, Chair
Steve Christens
Kathryn Sacker
Cheryl Doerfer
Norman Barker
Aimee Stano

6. Is your local historic preservation ordinance consistently enforced? *

Yes

No

7. Does your local government regularly send Minutes of your Commission to the State Historic Preservation Office (SHPO)? *

Yes

No

8. How many times has your Commission met in the past year? *

9. How many proposed projects did your Commission review in the past year? *

10. How many proposed projects did your Commission deny in the past year? *

11. How many of your Commission's decisions were appealed in the past year? *

12. On average, how many meetings did your Commission take to close out a Certificate of Appropriateness? *

13. Was your historic preservation ordinance amended in the past year?

Yes

No

14. If your ordinance was amended in the past year, briefly summarize the changes to the ordinance.

n/a

15. Please provide a link(s) to your local historic preservation ordinance. *

https://ci.evansville.wi.gov/content/Life_in_Evansville/062%20HistoricPreservation.pdf

16. What types of assistance, if any, does your community offer for historic properties?

*

	Yes	No
No-match grants for commercial properties	<input type="radio"/>	<input checked="" type="radio"/>
Matching grants for commercial properties	<input checked="" type="radio"/>	<input type="radio"/>
No-match grants for residential properties	<input type="radio"/>	<input checked="" type="radio"/>
Matching grants for residential properties	<input type="radio"/>	<input checked="" type="radio"/>
Utility assistance for any property type	<input checked="" type="radio"/>	<input type="radio"/>
Waiver of permit fees for commercial properties	<input type="radio"/>	<input checked="" type="radio"/>
Waiver of permit fees for residential properties	<input type="radio"/>	<input checked="" type="radio"/>
We offer a type of assistance that's not listed here.	<input type="radio"/>	<input checked="" type="radio"/>

17. Has your Commission had any problems administering your local historic preservation ordinance in the past year? If so, explain.

YES. We had one person do significant work without a COA and without permits for the sole purp

Surveys, National Register Nominations, Local Designations

18. Did your Commission review and comment on any National Register nominations in the past year? *

Yes

No

NA - We did not receive any NRHP nominations to review in the past year.

19. How many properties in your city/village were surveyed (added to the Wisconsin Historic Property Database, WHPD) in the past year? *

0

20. Is there a current list of locally designated historic properties publicly available on your city's website? *

Yes

No

Public Participation

21. Does your Historic Preservation Commission provide residents with opportunities to comment on local designations and nominations to the National Register of Historic Places? *

Yes

No

22. Are all your Commission meetings open to the public and properly noticed? *

Yes

No

23. Are your Commission's meeting minutes publicly accessible on your city's website?

*

Yes

No

24. Are owners of nominated properties notified of public hearings when local designation is considered? *

Yes

No

Education and Training

25. How many HP-related training opportunities were attended by at least one of your HP Commissioners or staff in the past year (webinars, conferences, workshops)? *

3

26. Tell us about successes, big or little, your Commission or community has had on the past year?

A local business owner is taking on a renovation of his historic home and is having a lot of fun with it. www.tiktok.com/@thatcarrguy

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