

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 and the Park Board 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
3rd Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536
Wednesday, June 21, 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 May 17, 2023 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
 - A. 20 Mill – Replace 4 Wood Windows with Vinyl (HPC-2023-0178); Financial Hardship Claim
 - B. Closed session: Upon proper motion and vote, the Historic Preservation Commission will go into closed session pursuant to section 19.85 (1) (f) of the Wisconsin statutes because the body will be considering financial or personal histories of a specific person or specific persons. The committee will reconvene in open session and will take no action in the closed session.
 - C. 403 W Main – Demolish Carriage House (HPC-2023-0177)
8. Discussion Items
 - A. Herbicide Treatment in Lake Leota Park
9. Report of the Community Development Director
 - A. Staff-Approved Certificates of Appropriateness
 - i. 15 Antes Drive – Replace EDPM Roof with Same, Reconfigure Gutter, Replace non-historic wood ramp (HPC-2023-0152)
 - ii. 3 W Liberty – Replace Porch with Like Materials (HPC-2023-0165)
 - iii. 112 W Church -- Congregational Church Painting and Sign Repair (No application needed)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: *July 19, 2023, 6:00 p.m.*
12. Motion to Adjourn.

-Dan Stephans, Historic Preservation Chair

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

**City of Evansville Historic Preservation Commission
Regular Meeting
Wednesday, May 17, 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	Ray Anderson, Park Custodian
Aimee Stano	A	Dylan Bialis, Applicant
Katie Sacker	P	Joel Tomlin, Applicant
Norman Barker	A	Andy King, Applicant
Cheryl Doerfer	P	Amy Hasselman, Kontext Architects
Steve Christens	P	Jason Sergeant, City Administrator James Espinosa and Gene Prudhon, Park Board

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 April 19, 2023 meeting and approve them as printed Motion by Christens, seconded by Doerfer, motion carried unanimously.

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

6. Citizen appearances and Public Presentations.

A. Kontext Architects – Summary of Report ok Lake Leota Park Bandstand/Warming House

Amy Hasselman with Kontext Architects gave a summary of the report and the state of the building. Sacker and Sergeant discussed potential uses for the building following the potential restoration or replacement. Espinosa expressed there was no support for a full restoration at the Park Board meeting. Prudhon mentioned the possibility of restoring just the bandstand, not the warming house since the warming house was added later. Lewis expressed interest in how the state would view restoring only the bandstand, Stephans stated the state would view it as an adverse effect needing mitigation.

7. Applications – Action Items:

A. 120 College – Replace First Floor Windows (HPC-2022-0160)

Applicant Dylan Bialis present. Spranger and Bialis discussed the windows being replaced. 36 windows would be replaced and would keep the same wide mullions. Motion to take the item off the table by

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Sacker seconded by Doerfer. Motion to approve the application as submitted by Sacker, seconded by Christens. Motion carried unanimously.

B. 30 Railroad – Adjusting Setback and Orientation for Approved Garage (HPC-2023-0065)

Applicant Joel Tomlin present. Spranger discussed the application and described the changes from the initial application including turning the garage to its side and to allow a zero lot line garage due to the odd shape of the parcel

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

C. 21 Montgomery – Replace Dilapidated Wood Fence with Dog-Eared Cedar Fence (HPC-2023-0132)

Applicants not present. Spranger discussed the fencing and explained that the whole fence would be replaced so that it would match. *Motion to approve the application as printed by Christens, second by Lewis. Motion carried unanimously.*

D. 122 W Liberty – Remove and Replace Building Addition (HPC-2023-0134)

Applicant Andy King present. King described the condition of the current addition which has no foundation and the intentions of the project. King then explained the proposed pitch of the roof as it relates to the existing. *Motion to approve the application with condition that the new windows be one over one double hung, by Doerfer, second by Christens. Motion unanimously.*

8. Discussion Items

A. 339 W Liberty – Possible Garage Demolition and Rebuild – Commissioners expressed that the building could be repaired.

B. District-wide Fence Styles – commissioners discussed the need for acceptable fencing within the Historic District. Fences should have maximum opacity of 50%, chain link fencing must be black, other fencing should be wood or iron wrought.

9. Report of the Community Development Director

A. Staff-Approved Certificates of Appropriateness

i. 29 W Liberty – Replace Existing Porch with Same Materials

10. Correspondence, Comments and Concerns

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

11. Next Meeting Date: June 21, 2023 @ 6:00 p.m.

12. Motion to Adjourn by Doerfer, second by Sacker. Motion carried unanimously.



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: June 20, 2023

To: City of Evansville Historic Preservation Commission

From: Colette Spranger, Community Development Director

Re: 20 Mill Street Vinyl Window Application

Ahmed Faouzi, owner of 20 Mill Street, was granted a COA in October 2023 to repair the roof and gutters on that house. That application also requested replacement of 4 wood windows. Two of the windows are likely original to the main house; the other two are on what is likely an addition to the house. The HPC instructed him to first find out whether the existing material was at all repairable.

Mr. Faouzi is coming back with an application to replace the four windows. Since then, Gordy Miller of Gordon Miller Woodworks took the time to inspect the windows. He states they are not in a state that merits repair due to the overall condition of the wall.

Mr. Faouzi is still in the process of trying to obtain a CBDG home loan that would allow him the funds to repair his roof. This is taking longer than expected and if obtained, the work would likely not be done until next year. In the meantime, he would like to replace the four wood windows. Two are on the second floor, two are on the first floor in the addition area. They cannot be opened and his house does not have air conditioning. Other windows in the home are vinyl replacements.

Four wood windows are estimated to cost \$4,428.07. This does not include tax or labor/installation. The vinyl window replacements would cost the applicant \$3,196, which includes tax and installation.

Since the applicant qualifies for the CBDG loan program, I am suggesting the HPC consider economic hardship for this small ask while he waits for proper funding for his roof. For that reason, the HPC will need a motion to move into closed session to discuss the considerations of Appendix IV of Chapter 62 of the Municipal Code.



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: AHMED FAOUZI	Historic Property Address: 20 Mill St
	Applicant Mailing Address: 20 Mill street	Evansville, WI 53536
	Applicant Phone: (608) 445-0079	The following information is available on the property's tax bill:
	Applicant Email: afaouzi67@gmail.com	Parcel Tax ID Number: 222 065051
	If different from above, please provide:	Parcel Number: 6-27- 892
	Owner Name:	The following information is available by searching the property address at www.wisconsinhistory.org/records:
	Owner Address:	
		Historic Property Name:
	Owner Phone:	AHI Number: 95256
	Owner Email:	Contributing: <input checked="" type="radio"/> Y or N

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

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

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

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:

AHMED FAOUZI
Owner or Applicant Signature

DATE:

5/31/23

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 style="text-align: center;">REPLACE 4 ORIGINAL WOOD WINDOWS WITH VINYL OF SAME SIZE AND REPLACE FRAME WHERE NECESSARY</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 style="text-align: center;">YES</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 style="text-align: center;">GORDY MILLER LOOKED AT WINDOWS AND SAID THEY WERE UNSALVAGABLE.</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> </p> <p> </p> <p> </p> <p> </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> </p>	
<p>4C Have you submitted this project for state or federal tax credits?</p>	

PROJECT ADDRESS 20 Mill St

PERMIT # _____

PROJECT DESCRIPTION:

Replacing (4) DH windows same size and location

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
Ahmed Fouzo	20 Mill St, Evansville, WI 53536	608-445-0879	
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL
Mad City Windows & Bath	030100010 3/14/23	608-709-8267	lbennett@madcity
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL
CONTRACTOR: __CONST__HVAC__ELEC__PLBG	LIC/CERT#/EXP	PHONE	EMAIL

PROJECT AREA _____ sq.ft. ESTIMATED PROJECT COST \$ 3196.00

I AGREE TO COMPLY WITH ALL APPLICABLE CODES, STATUTES AND ORDINANCES AND WITH THE CONDITIONS OF THIS PERMIT; UNDERSTAND THAT THE ISSUANCE OF THIS PERMIT CREATES NO LEGAL LIABILITY, EXPRESS OR IMPLIED, ON THE STATE OR MUNICIPALITY; AND CERTIFY THAT ALL THE INFORMATION IS ACCURATE. IF I AM THE OWNER APPLYING, I HAVE 2READ THE ATTACHED CAUTIONARY STATEMENT REGARDING CONTRACTOR FINANCIAL RESPONSIBILITY.

APPLICANT'S SIGNATURE Lisa L Bennett DATE 11/14/22

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

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

DECKS - SEE SPS 320-325 APPENDIX B dsps.wi.gov/UDC-ADMIN-CODE/

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

PERMIT ISSUED BY: _____ CERTIFICATION #: 70184
LARRY SCHALK

CALL DIGGERS HOTLINE: 1-800-242-8511



Colette Spranger <colette.spranger@ci.evansville.wi.gov>

Re: Fouzo, Ahmed #MC11964MA Building permit Application

1 message

Lisa Bennett <lbennett@madcitywindows.com>

Wed, May 31, 2023 at 4:09 PM

To: Colette Spranger <colette.spranger@ci.evansville.wi.gov>, Angelo Faouzi <afaouzi67@gmail.com>, Community Development Permits <permits@ci.evansville.wi.gov>

Cc: Dan Vande Berg <dvanberg@madcitywindows.com>, Dave Froeber II <dfroeber@madcitywindows.com>

Colette,
Here is the information you are requesting.

Bedroom 1:

Currently (2) DH windows, replacing with (2) DH windows 33 ¼ x 67 ½ , interior Brazilian Cherry exterior white

Upstairs:

Currently DH, replacing with DH window 29 x 42 ½ , interior white exterior white, with tempered glass

Currently DH, replacing with DH window 29 x 54 ½ , interior white exterior white, with tempered glass.

All (4) windows will be wrapped with white aluminum coil. I have attached a sheet so that you can see what the windows will look like and some of the specs of the windows.

Please let me know if you have any questions.

Thank you



LISA BENNETT
Service Assistant
Mad City Windows & Baths

T 608-709-8267
E lbennett@madcitywindows.com
W Madcitywindows.com
5026 Voges Road, Madison, WI, 53718

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From: Colette Spranger <colette.spranger@ci.evansville.wi.gov>

Sent: Wednesday, May 31, 2023 2:39 PM

To: Lisa Bennett <lbennett@madcitywindows.com>; Angelo Faouzi <afaouzi67@gmail.com>; Community Development Permits <permits@ci.evansville.wi.gov>

Subject: Re: Fouzo, Ahmed #MC11964MA Building permit Application

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify the sender's email address and know the content is safe.

Hi Lisa,

I am working to get Mr. Faouzi's windows approved from our Historic Preservation Commission. He's had an expert look at the original wood windows and has been told they're unrepairable. So we are trying to get approval for the vinyl

windows.

Can you send me the details for the double hung windows he's looking to purchase? I need something I can show the commission. Thanks!

On Mon, May 22, 2023 at 3:27 PM Community Development Permits <permits@ci.evansville.wi.gov> wrote:

Hi Colette,

do you know what the status is on this? I know you were working with him to try to get the funding.

----- Forwarded message -----

From: **Lisa Bennett** <lbennett@madcitywindows.com>

Date: Mon, May 22, 2023 at 1:32 PM

Subject: RE: Fouzo, Ahmed #MC11964MA Building permit Application

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

Could you please give me an update on this HO as we are still trying to get a permit for the replacement of windows and not getting a response from the home owner.

Thank you



LISA BENNETT
Service Assistant
Mad City Windows & Baths

T 608-709-8267
E lbennett@madcitywindows.com
W Madcitywindows.com
5026 Voges Road, Madison, WI, 53718

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

Sent: Friday, January 13, 2023 9:10 AM

To: Lisa Bennett <lbennett@madcitywindows.com>

Subject: Re: Fouzo, Ahmed #MC11964MA Building permit Application

Please see the attached letter which was sent to the owner back in November regarding this matter.

On Fri, Jan 13, 2023 at 7:22 AM Larry Schalk <larry.schalk@ci.evansville.wi.gov> wrote:

Larry Schalk

Building Inspector and Code Enforcement

City of Evansville

[31 S. Madison Street](#)

PO Box 76

Evansville, WI 53536

Mobile: (608)-490-3100

Fax: (608)-882-2282

larry.schalk@ci.evansville.wi.gov

Begin forwarded message:

From: Lisa Bennett <lbennett@madcitywindows.com>
Date: January 12, 2023 at 12:44:39 PM CST
To: Larry Schalk <larry.schalk@ci.evansville.wi.gov>
Subject: RE: Fouzo, Ahmed #MC11964MA Building permit Application

Larry,

I sent this to you back on 10/14/22 and never got a response back. The windows are in and we would like to get these set up to install. Could you please take a look at the permit and let me know what the status is on this one.

Thank you

LISA BENNETT

Service Assistant

Mad City Windows & Baths

T 608-709-8267

E lbennett@madcitywindows.com

W Madcitywindows.com

[5026 Voges Road, Madison, WI, 53718](#)

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From: Lisa Bennett <lbennett@madcitywindows.com>
Sent: Monday, November 14, 2022 3:12 PM

To: Larry Schalk <larry.schalk@ci.evansville.wi.gov>
Subject: Fouzo, Ahmed #MC11964MA Building permit Application

Please see the attached building permit application.

Please let me know the cost and we can pay by CC or check.

Thank you

LISA BENNETT

Service Assistant

Mad City Windows & Baths

T 608-709-8267

E lbennett@madcitywindows.com

W Madcitywindows.com

[5026 Voges Road, Madison, WI, 53718](#)

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--

Quinn Bennett

Permit Processing

City of Evansville
[31 S. Madison Street](#)
PO Box 529
Evansville, WI 53536

permits@ci.evansville.wi.gov

--

Quinn Bennett
Permit Processing



Dealer Quotation - Quote 487915

10250 Philipp Pkwy
 Streetsboro, OH 44241
www.soft-lite.com

Phone: (330) 528 3400
 Fax: (330) 528 3501

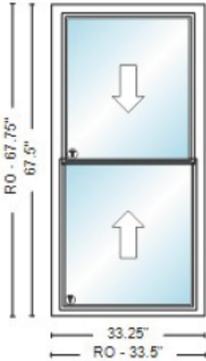
QUOTE EXPIRES 30 DAYS FROM REQUESTED
--

Bid For
MAD CITY WINDOWS - MADISON 5020 VOGES RD MADISON, WI 53718 Business: 608 838 4366 Fax: 608 838 4368

Shipping Address
5020 VOGES RD MADISON, WI 53718 Quote Name: FOUZO MC11964MA

Customer Number	PO	Required Date	Quoted By
708950	FOUZO MC11964MA	11/2/2022	TrumpyP

Line	Qty	Description	Each	Total
10-1	2	PRO Double Hung Double Hung 33.25 x 67.5		



NFRC Values

U-FACTOR	SHGC
0.23	0.26
VT	CR
0.45	48

Viewed from Inside
 Base Color = Soft-Lite White
 Interior Laminate = Brazilian Cherry
 Half Screen
 Sill Expander = Y
 Head Expander = Y
 Lock Type = Standard
 Lock Color = Brown
 Foam Fill = Spray Foam
 Life Warranty = Yes
 Fiberglass Reinforcement
 Double Locks = Y
 Glass Package = Thermal Lowe
 Tempered = Yes
 Argon Gas
 Super Spacer
 Double Strength

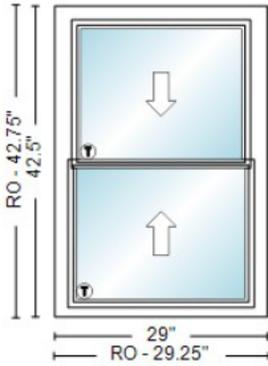
Comment
 BED 1

Breakdown

Base Price	
INT.LAMINATE	
Upper Sash GLASS.PKG.KP	
Lower Sash GLASS.PKG.LK	
Upper Sash GLASS.SPACER.KP	
Lower Sash GLASS.SPACER.LK	

Customer Number	PO	Required Date	Quoted By
708950	FOUZO MC11964MA	1/1/0001	TrumpyP

Line	Qty	Description	Each	Total
20-1	1	PRO Double Hung Double Hung 29 x 42.5		



NFRC Values

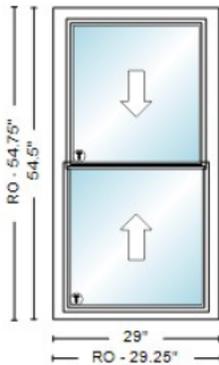
U-FACTOR	SHGC
0.23	0.26
VT	CR
0.45	48

Viewed from Inside
 Base Color = Soft-Lite White
 Half Screen
 Sill Expander = Y
 Head Expander = Y
 Lock Type = Standard
 Lock Color = Soft-Lite White
 Foam Fill = Spray Foam
 Life Warranty = Yes
 Fiberglass Reinforcement
 Double Locks = Y
 Glass Package = Thermal Lowe
 Tempered = Yes
 Argon Gas
 Super Spacer
 Double Strength

Comment
 TOP OF STAIR

Breakdown	
Base Price	
Upper Sash GLASS.PKG.KP	
Lower Sash GLASS.PKG.LK	
Upper Sash GLASS.SPACER.KP	
Lower Sash GLASS.SPACER.LK	

Line	Qty	Description	Each	Total
30-1	1	PRO Double Hung Double Hung 29 x 54.5		



NFRC Values

U-FACTOR	SHGC
0.23	0.26
VT	CR
0.45	48

Viewed from Inside
 Base Color = Soft-Lite White
 Half Screen
 Sill Expander = Y
 Head Expander = Y
 Lock Type = Standard
 Lock Color = Soft-Lite White
 Foam Fill = Spray Foam
 Life Warranty = Yes
 Fiberglass Reinforcement
 Double Locks = Y
 Glass Package = Thermal Lowe
 Tempered = Yes
 Argon Gas
 Super Spacer
 Double Strength

Comment
 SITS ON FLOOR

Breakdown	
Base Price	
Upper Sash GLASS.PKG.KP	
Lower Sash GLASS.PKG.LK	
Upper Sash GLASS.SPACER.KP	
Lower Sash GLASS.SPACER.LK	

Total Qty: 4	Total Material	+	EMI	+	Processing	+	5.50 % Tax	=	Total
M&I Labor:									

20 Mill Street Wood Replacement Cost Comparison

🏠 / Shop / Windows / Pella® Lifestyle Series Wood Double-Hung Window / Configurator



Interior View Exterior View

\$1,261.38
PRICE AS BUILT

REVIEW BUILD

SAVE TO PROJECT

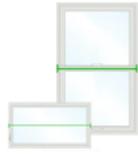
RESET TO DEFAULT

Pella® Lifestyle Series Double-Hung

Build your product by selecting options below.

MEASURE YOUR WINDOWS

Window openings in homes and buildings come in a wide variety of sizes. Rather than have a large inventory of windows sitting in a warehouse, every Pella order is uniquely built for your specific job.

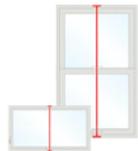


Measure the Width

Measure the width of the window at the center. Extend your tape measure horizontally, from trim to trim. Units 33.25 inches wide or greater will have two locks and units narrower than 33.25 inches wide will have one lock.

Width
0.25" increments

33.25 inches



Measure the Height

To measure the height, extend your tape measure vertically, from trim to trim.

Height
0.25" increments

67.5 inches



Interior View Exterior View

\$1,020.32
PRICE AS BUILT

REVIEW BUILD

SAVE TO PROJECT

RESET TO DEFAULT

Pella® Lifestyle Series Double-Hung

Build your product by selecting options below.

MEASURE YOUR WINDOWS

Window openings in homes and buildings come in a wide variety of sizes. Rather than have a large inventory of windows sitting in a warehouse, every Pella order is uniquely built for your specific job.

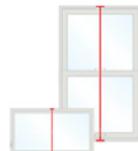


Measure the Width

Measure the width of the window at the center. Extend your tape measure horizontally, from trim to trim. Units 33.25 inches wide or greater will have two locks and units narrower than 33.25 inches wide will have one lock.

Width
0.25" increments

29 inches

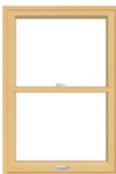


Measure the Height

To measure the height, extend your tape measure vertically, from trim to trim.

Height
0.25" increments

54.5 inches



Interior View Exterior View

\$884.99
PRICE AS BUILT

REVIEW BUILD

SAVE TO PROJECT

RESET TO DEFAULT

Pella® Lifestyle Series Double-Hung

Build your product by selecting options below.

MEASURE YOUR WINDOWS

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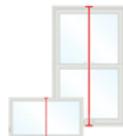


Measure the Width

Measure the width of the window at the center. Extend your tape measure horizontally, from trim to trim. Units 33.25 inches wide or greater will have two locks and units narrower than 33.25 inches wide will have one lock.

Width
0.25" increments

29 inches



Measure the Height

To measure the height, extend your tape measure vertically, from trim to trim.

Height
0.25" increments

42.5 inches



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: June 20, 2023

To: City of Evansville Historic Preservation Commission

From: Colette Spranger, Community Development Director

Re: 403 W Main – Demolition Application

Allisha Bott is the owner of 403 W Main. She has lived there since 2017. The listing for the property called the garage a shed and suggested it was repairable. She states that when she bought the house, her insurer informed her that they would not insure the garage due to its state of disrepair. She is a first-time homeowner and has tried to make some modest repairs with the help of her family. The house itself is in excellent condition.

It is hard to tell if it is an actual carriage house or a garage/shed built in the style of a carriage house. It appears to be in the style of carriage house that is typical of Evansville's historic districts but the current structure lacks a second floor.

It is also hard to tell if the building is original to the property. The photo listed on the Wisconsin Historical Society appears to be completely different house.

At any rate, the building is beginning to fall apart. Most recently, a vertical support on the side of the building cracked so loudly the owner could hear it inside the house. There are photos of the damage that are included tonight.

The City building inspector is of the opinion that, barring historical standards, the building should be razed and repair would be cost prohibitive.

The HPC chair is suggesting that, given the owner knew about the state of the building when she bought it, that this may be a situation of demolition by neglect.

The applicant, to the best of my knowledge, has not gotten an estimated cost for reconstruction. She first wants to deal with the current structure.

This is not the only outbuilding in a historic district that is in poor shape. Many owners understand the reasoning for keeping up their residence but aren't aware that the historic district also covers outbuildings. We have seen plenty of these requests in the past year. I do not want to make an example of the applicant but I also do not want to set off a rash of demolition applications for carriage houses. The main issue I am facing is that our current

ordinance does not offer much in terms of solutions for property owners who have these kind of problem structures. Additionally -- many of these outbuildings were in disrepair long before the current owners took control of the property.

With windows, our approach has been (1) Repair and restore or prove irreparability; (2) Replace in-kind; (3) Replace with materials similar in design, color, scale, appearance, and other visual qualities. Many of our residents get hung up on the first ask, and we know that finding available and reputable contractors to do the work is getting increasingly difficult.

What I would like discussed tonight as we consider this application:

1. Is allowing the demolition of a structure that is actively falling down setting precedence? Is not allowing demolition of an actively falling down structure reasonable?
2. What should our ask be when homeowners present to us outbuildings that are in bad repair? Same as windows?
3. How do we encourage homeowners not to continue neglect – intentional or otherwise – their problem structures?



APPLICATION FOR DEMOLISHING A HISTORIC STRUCTURE

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 approval by the Historic Preservation Commission (HPC) to demolish a historic structure in any Historic District or designated by the City of Evansville as a historic building or historic site. Complete all sections of this form. No historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3). This notice is sent by the City after HPC approval. **Please contact the Community Development Director, Colette Spranger, at: (608)-882-2263 or colette.spranger@ci.evansville.wi.gov to obtain assistance in completing this form.**

SECTION	APPLICANT AND PROPERTY OWNER INFORMATION	
1	Applicant Name:	Date Submitted: <u>6/7/23</u>
	<u>Allisha Bott</u>	
	AHI Number (available at www.wisconsinhistory.org):	<u>001221</u>
	<u>85229</u>	Parcel Tax ID Number: <u>222 069001</u>
	Historic Property Address:	Parcel Number: <u>6-27-218 - 947</u>
	<u>403 West Main Street</u>	Phone: <u>608-332-9951</u>
	<u>Evansville, WI</u>	Email: <u>allishabeth132@gmail.com</u>
	<u>53536</u>	
	Owner Name (if different from above):	Owner Phone (if different):
Owner Address (if different from above):	Owner Email (if different):	

INSTRUCTIONS: Complete this entire form and submit to City Hall the following:

1. Application Form with attachments (as outlined in Section 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
- Site plan (if applicable)
- Copy of demolition notice sent to state

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

3. COA Application for proposed work

All applications are to be submitted 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 or by authorized representative.

Per Wis. Stat. sec. 943.014., Demolition of a historic building without a City-issued permit is a criminal offense.

SUBMITTED BY: Allisha Bott DATE: 6/7/23
Owner/Applicant Signature

SECTION	REASON FOR DEMOLITION QUESTIONS
2	Describe the portion or portions of the structure to be demolished:
	Entire structure
Why is demolition of the structure necessary?	
unsafe, unable to repair	
How long have you owned the property?	
6.5 years	

SECTION	ABILITY TO AVOID DEMOLITION QUESTIONS
4	During the last six (6) years, what have you spent to repair or maintain the property? (Note: the HPC may require you to provide documentary evidence of such expenditures)
	\$1600.00
	lumber, support beams, paint
	What alternatives to demolition have you considered?
	none - Attempted to support. Unable to rebuild/restore for financial purposes.
What is the assessed value of the building divided the ratio of the assessed value to the recommended value as last published by the City of Evansville?	
Building was not assessed. Land assessed at 4,000 . 947 parcel	
What is the cost, as estimated by the building inspector, to make repairs that are necessary to comply with applicable building codes, or other ordinances or regulations governing repair or renovation of a historic building?	
[Note: If the estimated cost of repairs is less than 85% of the adjusted assessed value, the cost of repairs will be presumed to be reasonable. See Wis. Stat. sec. 66.0413(3)(a) 1 and (3)(d).]	

SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary. Each attachment should be marked with an exhibit number:</p> <ol style="list-style-type: none">1. Clear photo(s) of every portion of the property affected by the work2. Historic photograph (if available)3. Site plan (if applicable)4. Exterior elevations or sketches of existing conditions and proposed work5. Samples or specifications of proposed materials6. Additional attachments that may assist in understanding the proposed work

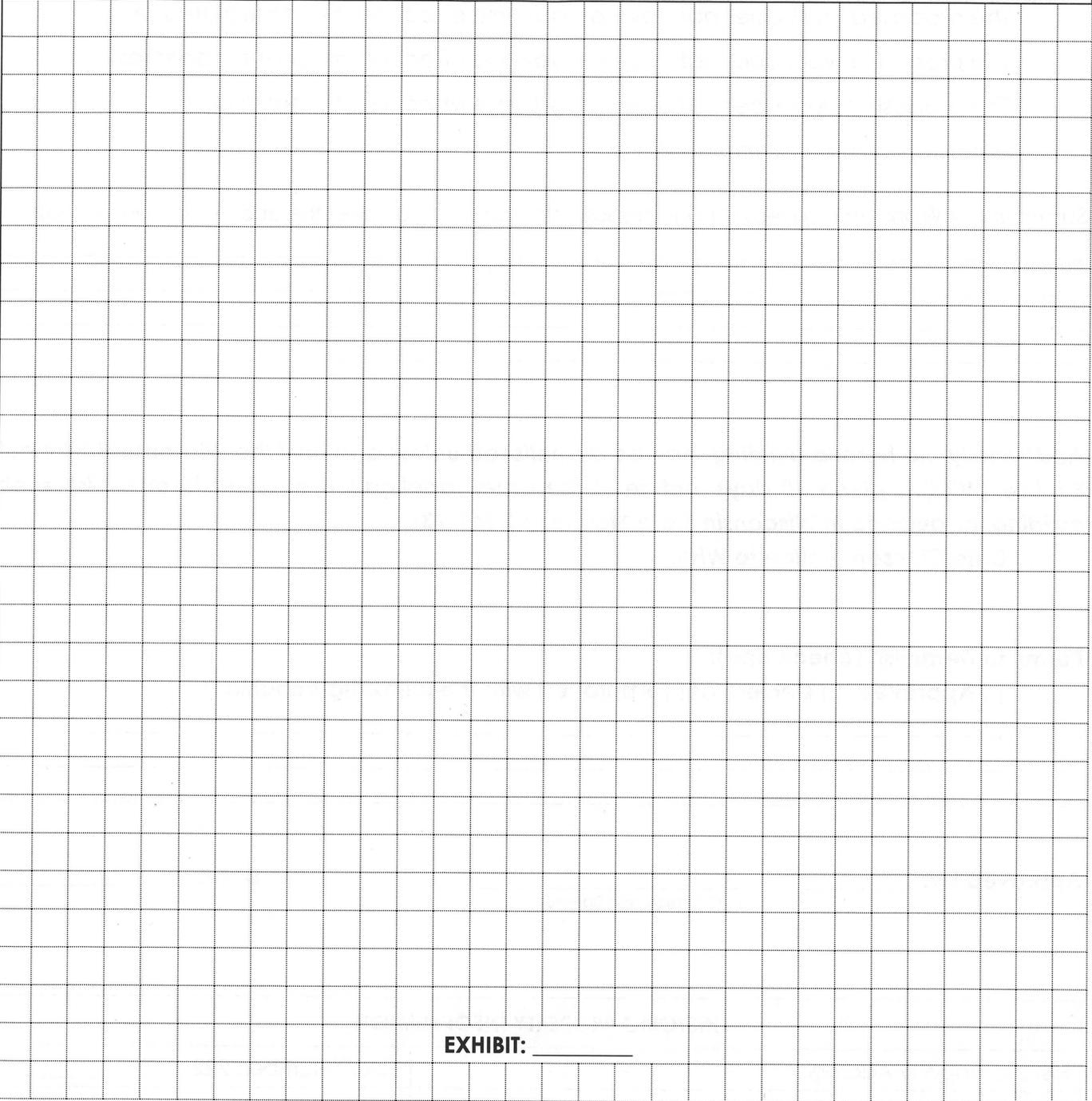


EXHIBIT: _____



DECISION FORM FOR PERMIT TO DEMOLISH A HISTORIC STRUCTURE

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

This decision form will be completed by the chair of the HPC or the Community Development Director.

The Historic Preservation commission is authorized to grant permits to demolish a historic structure when the standards found in section 62-36(11) 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*

Summary of Work (include reasons why proposal does or does not meet the above decision criteria):

Additionally, no historic building may be demolished unless and until the Wisconsin Historical Society (WHS) is given 30 days' notice of the order, application or intent to demolish such building, as outlined in Wisconsin State Statutes 66.0413(3)

- Date City sent notice to WHS _____**

Permit to Demolish (check one):

Approved, Denied, or Approved with the following conditions:

Approved by: _____

HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

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

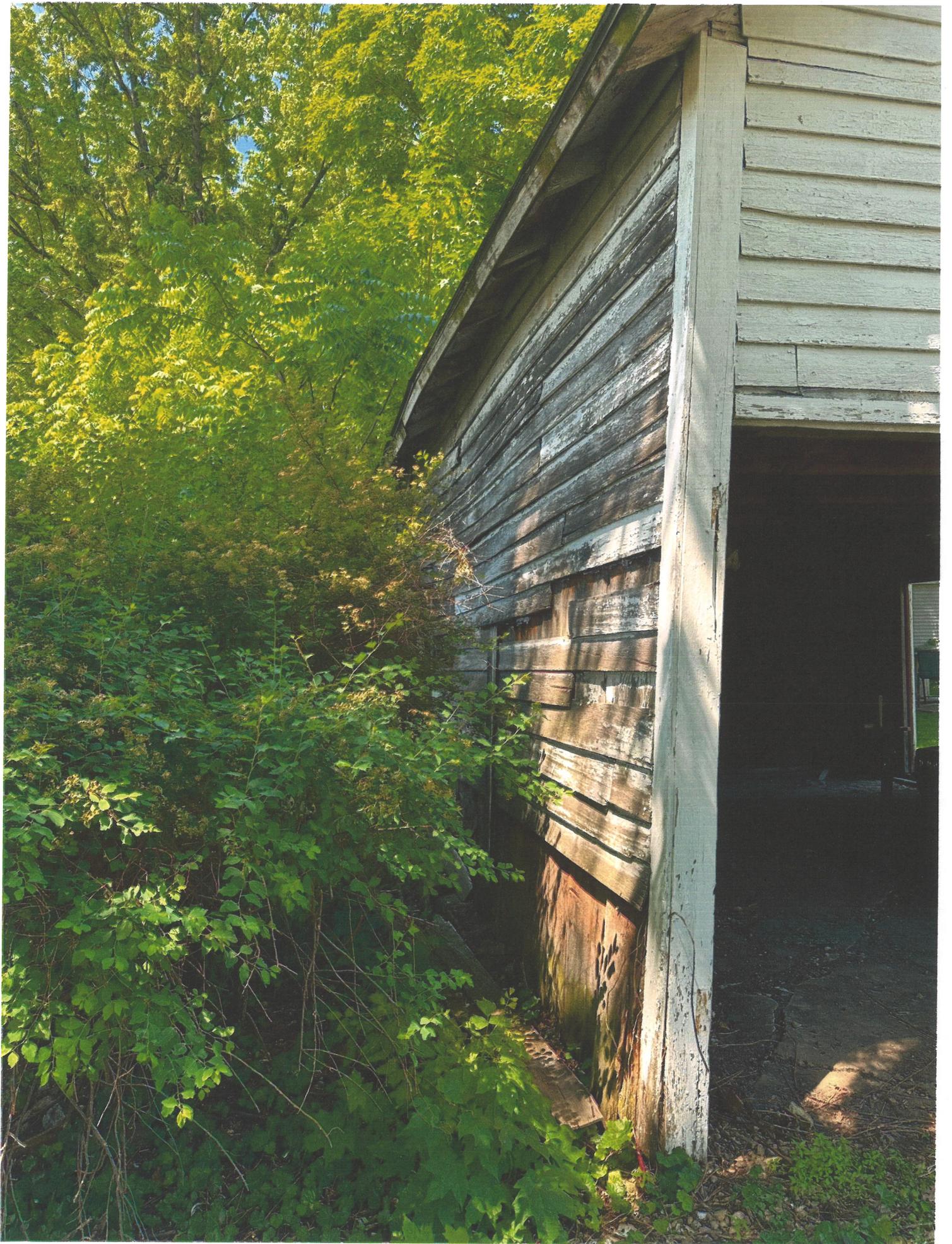


403 W. main

15

no picture
of structure



















Listed by Joseph Bradley • Dairyland Real Estate. Bought with Stark Company, REALTORS.

403 W Main St, Evansville, WI 53536

\$284,513
Redfin Estimate

3 Beds

1 Bath

1,692 Sq Ft



Is this your home?

Track this home's value and nearby sales activity

I own 403 W Main St

Off Market
This home last sold for \$165,000 on May 5, 2017.

Sell your home for more, pay a 1% listing fee when you sell and buy

Estimated Sale Price
\$271,000 – \$322,000

Schedule selling consultation

It's free, with no obligation — cancel anytime

OR

Request Free Analysis

Get a Redfin Sales Advisor's opinion on your home's value and the state of the Evansville market.

About This Home

Public Remarks: This home is located on the 4th of July parade route for great viewing & entertaining. Over the last few years there have been many upgrades. They include a new roof, all new windows and blinds, new flooring. Includes a great large kitchen entry deck, new fall 2016. This turn of the century has all the charm of a home built in 1915. Two sets of French doors beautiful original stained 1st floor woodwork with very inviting sitting areas. The laundry is on the first floor. Two large bedrooms a room with no closet that could become a bath. The property does contain two lots & a repairable shed

Show Less ^



Colette Spranger <colette.spranger@ci.evansville.wi.gov>

403 W Main carriage house

1 message

Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Mon, Jun 5, 2023 at 1:00 PM

To: Colette Spranger <colette.spranger@ci.evansville.wi.gov>, Larry Schalk <larry.schalk@ci.evansville.wi.gov>

Without consideration for Historical Preservation the building should be razed. Considering Historical Preservation the building could be saved at a high cost, in my opinion would be cost prohibitive.















Larry Schalk

Building Inspector and Code Enforcement

City of Evansville

31 S. Madison Street

PO Box 76

Evansville, WI 53536

Mobile: (608)-490-3100

Fax: (608)-882-2282



Colette Spranger <colette.spranger@ci.evansville.wi.gov>

Re: 403 W Main -- Garage/Carriage House

1 message

djsaia <djsaia@stephans.org>

Tue, Jun 6, 2023 at 8:13 AM

To: Colette Spranger <colette.spranger@ci.evansville.wi.gov>

Cc: Larry Schalk <larry.schalk@ci.evansville.wi.gov>, Dan Stephans <djsaia@stephans.org>

<snip>

>Dan -- I will have them on the agenda for the 21st to discuss their options. In the meantime, if the building does collapse on its own, are they allowed to remove the debris? Do they still need a demolition permit?

In my opinion, yes. I don't expect everyone to agree with that. 6 years ago the owner bought the property and was made aware that the standing carriage house was in need of repair and maintenance. It's still standing and the owner was given another warning, by the building itself, that repairs and maintenance are necessary. If it falls down, that's clearly demolition by neglect, demolition without a permit.