

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**

Rescheduled November Regular Meeting

Wednesday, December 9, 2020, 6:00 p.m.

Due to recommended social distancing in response to COVID-19, this meeting is being held virtually to ensure the safety of commission members and members of the public. To participate via video, go to this website: meet.google.com/amx-jnqp-vqu. To participate via phone, call this number: 1 323-886-1792 and enter PIN: 691 131 856# when prompted

AGENDA

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the October 21, 2020 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items.
 - A. 32 W Main – Window Replacement (HPC-2020-29)
 - B. 14 Railroad – Siding/Porch Replacement(HPC-2020-50)
8. Discussion Items
 - A. Updates on “Preservation Hero” Award
9. Old Business.
10. Report of the Community Development Director.
 - A. Staff Issued Certificate of Appropriateness
 - i. 15 Mill – Roof (HPC-2020-51)
 - ii. 27 W Main – Change of Copy on Sign Board (SIGN-2020-07)
11. Correspondence, Comments or Concerns
 - A. 131 S Third – Window Replacement (HPC-2020-43)
 - B. 113 E Main – Exterior Repairs
 - C. 109 S Madison – Porch Repairs (HPC-2020-42)
12. Next Meeting Date: *December 16, 2020 at 6pm.*
13. 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 / Virtual
Wednesday October 21, 2020 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 | Community Development Dir. Jason Sergeant |
| Vice-chair Steve Culbertson | P | Rob Gorectke, Applicant |
| Gene Lewis | P | Sandy Decker, Applicant |
| | | Nancy Greve, Applicant |
| VACANT | A | |
| Matt Koser | P | |
| Cheryl Doerfer | P | |
| Steve Christens | P | |

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

4. Motion to waive the reading of the minutes from the September 23, 2020 meeting and approve them as printed by Christens, seconded by Culbertson. Approved unanimously.

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

6. Citizen appearances. Citizen Arlen Larson as an observer.

7. Applications- Action Items:

1. 245 W Church – Demolition (Application HPC-2020-33).

Applicants were not present. The Commission has tabled this application. Sergeant sent a letter to the client dated October 9, 2020 asking the client to provide more information regarding Section 62 of city ordinance for the demolition of the carriage house. No response from the applicants. **Motion to remove the application from the Table by Stephans, seconded by Koser. Approved unanimously. Motion to deny the application finding the proposal does not meet the criteria outlined in the decision form by Stephans, seconded by Lewis. Approved unanimously.**

2. 101 E Main – Window Replacement, Revised Design (Application HPC-2020-17). Stephans met with the applicant/owner, Rob Gorectke, at the window manufacturer's shop to review the revised design. He noted the following: current

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windows being replaced are not the original windows; modifications have been made to the purchased windows; additional millwork at the top of the window has been done; upper sashes are now functioning – a plus; as mitigation for not following your previous conditions of approval, the owner is replacing lost medallions on the roof edge. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the conditional approval of replacement of the lost medallions at the roof edge by Koser, seconded by Culbertson. Approved unanimously.**

3. 109 S Madison – Front Porch Replacement (Application HPC-2020-42).

Applicant not present. Commission reviewed the application which was supported with photos. Reviewing the application, the commission needed more clarification regarding the replacement of the posts and other details of the front porch. **Motion to table the application until more detailed information is brought forward to meet the criteria outlined in the decision form by Doerfer, seconded by Culbertson. Approved unanimously.**

4. 112 W Liberty – Door Replacement (Application HPC-2020-44).

Applicant Sandy Decker present. In 1960, Sandy Decker’s family moved into the house. The house remains in the family. To date, Sandy explained the old wood door is damaged, glass is cracked, and the door does not open and close properly. Decker will replace the front door using a steel door system. It will be painted to match the existing. Full glass storm doors will be purchased at installed at the front, side, and rear entrances of the house. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form by Culbertson, seconded by Lewis. Approved unanimously.**

8. New Business: Discussion Items:

A. 131 S Third – Window Replacement (HPC-2020-43).

Applicant Nancy Greve present. She presented her information and pictures. She did not have a window sample to share. She had the window replacement project bid out and she is contracting with Mad City Windows. Sergeant spoke with Mad City Windows regarding the project and he assured him that the windows would be of the same size and he exterior trim would match existing trim of other windows. I was discussed that the windows are to be of the same size and appearance. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the condition that the window sample be approved by a commission member(s) by Koser, seconded by Culbertson. Approved unanimously.**

B. Create Criteria, process, and select finalists for 2020 “Preservation Hero” Award

Commission reviewed the list of projects from 2017-2020 that were approved through HPC. The list was narrowed down to meet the following criteria: years 2017-2019 as the projects would be completed projects, and HPC approval of projects. It was decided the commission members would each select 5 favorite projects and submit to Sergeant by

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Friday. City Staff will consolidate the list and present the list in a letter to be mailed to each house in the historic district. Each household will be asked to vote for their favorite project that would realize the “Preservation Hero”. Voting will be done through the City’s website.

C. Discuss 2020 Education and Communication Letter

Commission reviewed the letter to be mailed to the homes of the historic district.

D. New Commission Member Selection Process

The commission discussed possible candidates and how to reach out to the community and inform people of the open seat on the commission. A formal process was also discussed where interested people would apply for the position. The commission is waiting to move forward on this agenda item after the “Preservation Hero” award process is complete.

9. Old Business

A. Motion to remove from the Table and deny Application (HPC-2017-06).

The commission reviewed the letter written to the applicant dated February 21, 2020, stating the “Tabled” application has surpassed it’s 18 month timeline and the application is now considered closed.

Motion to remove the application from the table by Stephans, seconded by Culbertson. Approved unanimously.

Motion to deny the application finding the proposal does not meet the criteria outlined in the decision form by Stephans, seconded by Culbertson. Approved unanimously.

10. Report of the Community Development Director.

A. Staff Issued Certificate of Appropriateness: None

11. Correspondence, Comments and Concerns.

A. Review Letter Regarding 32 W Main. The commission reviewed the letter from the city to the applicant regarding Application HPC-2020-29.

12. Next Meeting Date: November 18, 2020 at 6 p.m., Virtual Meeting

13. Motion to Adjourn by Koser, seconded by Culbertson. Approved unanimously.

Received 6/12/20

CLEAR FC

7A



CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION

31 S. Madison St, PO Box 529, Evansville, WI 53536

Original Material Replacement
see: Wis S.S. 62.23(7)(em)(2m)

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 City of Evansville as a historic building or historic site. Complete all sections of this form – it is used to determine if staff approval of work can be done, or if it requires commission review. **Please contact the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov to obtain assistance in completing this form.**

| SECTION | APPLICANT AND PROPERTY OWNER INFORMATION | |
|---------|---|--|
| 1 | Applicant Name: <i>Anika Laube</i> | Date Submitted: 6/5/20 |
| | AHI Number (available at www.wisconsinhistory.org) : | Parcel Tax ID Number: 222 <i>063018</i> |
| | Historic Property Address: <i>32 West Main St. Evansville, WI</i> | Parcel Number: 6-27- <i>771</i> |
| | | Phone: <i>608-444-2844</i> |
| | | Email: <i>alaube@coylecarpet.com</i> |
| | 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):

- 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 Site plan (if applicable)

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

3. Sign Application (if applicable)

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.

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/Applicant Signature

DATE: *6/5/2020*

| 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 <u>historic</u> materials (metal, etc.) <input type="checkbox"/> Use new <u>modern</u> 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"/> 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"/> Signage and exterior lighting | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> <u>Please also complete and attach a sign application.</u> <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>For each Item that was checked in the left-hand column, summarize the work proposed to be done. (If changing the location, product, or material of the existing structure, describe the material's type, color, quality, and reason for change. If providing attachments of products, materials, or construction specifications please refer to the applicable attachment.)</p> <p>Existing vinyl windows to be removed & replaced with superior product & more aesthetically accurate & pleasing style & materials to be aluminum on outside & wood on inside</p> |

| SECTION | SUPPLEMENTAL QUESTIONS |
|---------|---|
| 4 | <p>Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>No</p> <p>Please 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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>The historic character of the property shall be retained Deteriorated windows shall be replaced with similar to original in look, but with modern materials new windows will be compatible with the architectural features</p> |

HPC-2020-29

32 W Main

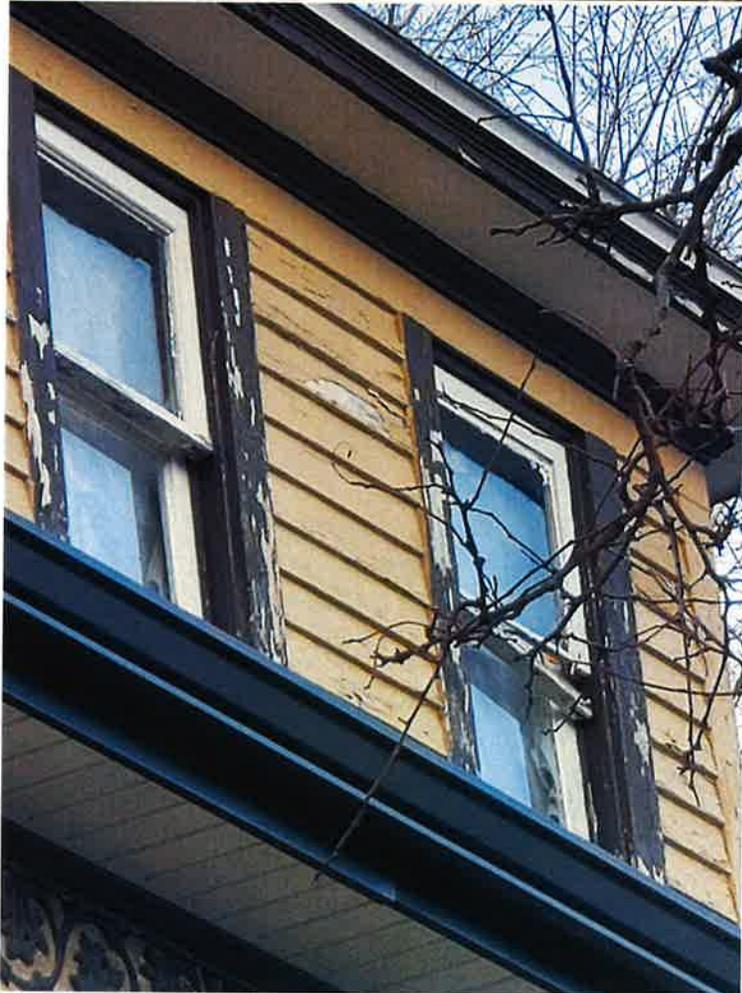
6-27-771



HPC-2020-29

32 W Main

6-27-771



HPC-2020-29

32 W Main

6-27-771





Ganser Company, Inc.

1906 W. Beltline Hwy. Madison, WI 53713

Phone (608) 222-1243 Fax (608) 222-8199

www.GanserCompany.com

Agreement

GanserCOMPANY
Ganser has the answer

| | | |
|--|--|---------------------------|
| AGREEMENT SUBMITTED TO: Anika Laube | PHONE NUMBER: 608-444-2844 | DATE: 12/5/2020 |
| MAILING STREET NUMBER & ADDRESS: 32 W. Main St. | PROJECT'S NAME: Laube Window Replacement | |
| MAILING CITY & ZIP CODE: Evansville, WI 53536 | PROJECT'S PHYSICAL ADDRESS: Same | |
| Authorized Ganser Company Representative's Signature: _____ | Note: This agreement may be withdrawn by Ganser Company if not accepted within _____ days | |

We hereby submit specifications and estimates for:

34 INSERT WINDOWS/2 FULL FRAME WINDOWS: INFINITY® BY MARVIN AND (2) PROVIA STORM WINDOWS

(A Ganser Exteriors Exclusive)

JOB NOTES:

- 1.) Upon removal of the old window sashes, Ganser will inspect the exterior sills. As necessary, Ganser will cut out and back in any rotted sills on an additional time and material charge prior to installing the new insert windows. The cost is NOT included in the base bid and additional.
- ✓ The required building permit is included in this agreement.
 - ✓ Extend **Ganser Company's Workmanship Warranty** to 5 years and includes a Limited Lifetime Manufacturer's Warranty on the **INFINITY®** windows. All subcontracted work is one year unless otherwise specified. (See ¶10 of Contract Terms & Conditions for more details.)
 - ✓ As the existing windows are removed, use drop cloths and tarps where necessary to minimize the dust and debris inside and outside of the building.
 - If necessary, a dumpster will be placed in driveway: (See ¶2 of Contract Terms & Conditions Initials: ___) (Ganser Company may elect to use alternate means of disposal at its own option and expense).
 - ✓ Professionally install and insulate, **Infinity's made to order, Ultrex® Pultruded Fiberglass windows.**
 - ✓ Install a flexible flashing in the threshold of each opening to prevent water damage to the frame of the building.
 - ✓ **DESCRIBE WINDOWS AND LOCATIONS HERE: Install (2) 1 Wide x 1 High Insert Double Hung in Attic A and B, (1) 2 Wide x 1 High Flanking Full Frame Flanking Casement Windows in Attic C, (2) 1 Wide x 1 High Insert Double Hung Windows in Attic D and E, (2) 1 Wide x 1 High Insert Double Hung Windows in Bathroom #1 A and B, (2) 1 Wide x 1 High Insert Double Hung Windows in Master A and B, (2) 1 Wide x 1 High Insert Double Hung Window in Bedroom #2 A and B, (1) 1 Wide x 1 High Insert Double Hung Window in Bathroom #2 A, (2) 1 Wide x 1 High Insert Double Hung Windows in Bedroom #3 A and B, (2) 1 Wide x 1 High PRO VIA TRIPLE TRACK TOWN AND COUNTRY STORM WINDOWS IN STAIRWELL A AND B, (2) 1 Wide x 1 High Insert Double Hung Windows in Willie Wonka Room A and B, (2) 1 Wide x 1 High Insert Double Hung Windows in Library A and B, (2) 1 Wide x 1 High Insert Double Hung Windows in Opposite Room A and B, (4) 1 Wide x 1 High Insert Double Hung Windows in Dining A,B,C, and D, (2) 1 Wide x 1 High Insert Double Hung Windows in Foyer A and B, (2) 1 Wide x 1 High Insert Double Hung Windows in Kitchen A and B, (7) 2 Wide x 1 High Sliders in Basement A,B,C,D,E,F, and G. Total of 36 Windows (34 Insert) (2 Full Frame) and 2 Storm Windows.**
 - ✓ **Window Order Details – I have signed off on the enclosed Marvin specification sheets to confirm order accuracy. (Initial: _____)**
 - **Exterior Window Color:**
 - EBONY
 - **Interior Window Color:**
 - EBONY
 - **Window Hardware:**
 - EBONY
 - **Glass: LoE-2 & Argon Gas Filled** - The standard glazing on Infinity that reflects heat back to its source and enhances thermal efficiency.

- **Screens:** Standard fiberglass screens.
- ✓ For a maintenance free opening, wrap existing brickmold with prefinished aluminum coil. Caulk to the existing siding channel.
 - **Exterior Clad Color:** _____ . (**Initial:** _____)

BASE INVESTMENT: LABOR, MATERIALS, INSURANCE, AND SALES TAX\$ 53, 732.00
50% down and 50% upon substantial job completion.

CONTRACT TERMS AND CONDITIONS

1. FINAL CONTRACT: IF YOU DO NOT SEE A SPECIFICATION, TERM, REPRESENTATION OR CONDITION YOU ARE RELYING ON, INCLUDED IN WRITING IN THIS PROPOSAL, YOU MUST HAVE IT ADDED IN WRITING BEFORE YOU ACCEPT THIS PROPOSAL. WHEN ACCEPTED, THIS PROPOSAL BECOMES THE PARTIES' FULL, FINAL AND ONLY

CONTRACT. ANY REPRESENTATIONS MADE DURING PRIOR NEGOTIATIONS AND NOT EXPLICITELY EMBODIED IN WRITING IN THIS PROPOSAL ARE NOT INTENDED TO BE PART OF THIS CONTRACT, CAN NO LONGER BE RELIED ON FOR ANY PURPOSE, INCLUDING THE DECISION TO ACCEPT THIS PROPOSAL, AND ARE NOT BINDING.

2. STANDARD EXCLUSIONS: Unless specifically included on this proposal, this Contract does not include labor or materials for the following work (any exclusions in this paragraph which have been lined out and initialed by the parties do not apply to this Agreement):

- a.) Removal and disposal of any materials containing asbestos or any other hazardous material as defined by the EPA.
- b.) Custom milling of any wood for use in project.
- c.) Moving Owner's property.
- d.) Cleaning dust or debris that falls into the attic or from attic rafters during re-roofing.
- e.) Labor or materials required to repair or replace any Owner-supplied materials.
- f.) Correction of concealed substandard framing or roof decking.
- g.) Removal and replacement of existing rot or insect infestation.
- h.) Damage to driveway or grounds do to passage of Ganser vehicles weighing up to 10 (ten) tons is a risk assumed by the Owner [Owner warrants that the driveway is adequate for the passage of Ganser's loaded construction vehicles.]
- i.) Ganser is not responsible for minor consequential damages such as plaster cracking, drywall nails popping, or small dents in decking, which are a normal consequence of re-roofing, re-siding, replacement doors/windows, remodeling, and additions in existing structures.

3. CHANGE ORDERS: On fixed contracts, every oral direction of the Owner or the Owner's authorized agent, if it entails additional time or expense, shall be handled as a change order. Change orders shall be reduced to writing by Ganser, and signed by the Owner. The Work, as modified by the Owner or the Owner's agent's oral directions, may proceed immediately, at the discretion of Ganser, pending written confirmation of the change order. The Owner shall be responsible for such additional cost or delay as may reasonably relate to the directed changes. Any additional services performed by Ganser pursuant to such written or oral direction shall be paid for as set forth herein unless otherwise agreed to in writing. Unless Customer objects in writing to a written change order within five (5) days of presentation by Ganser, including both an explanation of the reasons for the objection and a statement of the amount the Customer believes is reasonably related to the directed changes, the change order shall be deemed accepted, whether signed by the Customer or not, and the Customer shall be bound by it, all objections having been waived.

4. START AND COMPLETION DATES: Unless otherwise noted on the reverse side, the start date will be within 180 days of acceptance of this proposal, and the Substantial Completion date will be within 6 months after the actual start date. If for reasons beyond the direct control of Ganser, completion is delayed, Owner will not unreasonably refuse to execute a change order reflecting the delayed completion date. Substantial Completion occurs when the work is completed, in accordance with this Contract, to the point where that it can be utilized for its intended purpose, regardless of any defect in the work that does not prevent the work from being utilized for its intended purpose.

5. CONCEALED CONDITIONS: This Agreement is based solely on the observations Contractor was able to make of the structure in its current condition at the time this Agreement was bid. If additional Concealed Conditions are discovered once work has commenced which were not visible or anticipated at the time this proposal was bid, Contractor may stop work and point out these unforeseen conditions to Owner so that Owner and Contractor can execute a Change Order for any Additional Work. If the owner or the owner's agent directs the work to proceed, or fails to promptly respond to Ganser, the work may proceed and the owner shall be responsible for the additional cost or delay as may reasonably relate to the unforeseen conditions. Concealed pipes and wiring damaged during re-roofing or re-siding shall constitute a concealed condition, subject to an additional charge to Owner for moving, replacing or repairing, if the concealed pipes or wiring is not installed in conformity to current building codes.

6. DELAYED PAYMENT PENALTIES: Payment is due within 10 days of invoice. Penalty interest charges will be applied on all late payments under this Agreement. "Late Payments" are defined as any payment not received within 10 days of mailing or delivery of the invoice by Ganser. Mailing is presumed to be on the invoice date. Penalty interest accrues at the rate of 1.5% per month on any outstanding balance, from date of invoice. Advance payment for materials to be stockpiled on site and progress payments may be required and invoiced. Credit is not being extended under this Proposal/Agreement. All payments on this obligation or any resulting judgment will be applied first to costs of collection under ¶8 below, if any, next to accrued interest, and the balance to principal. The obligations of this paragraph and ¶8, below, shall continue to apply until actual payment in full, notwithstanding the reduction to judgment of the underlying obligation.

7. NOTICE CONCERNING CONSTRUCTION DEFECTS: Wisconsin law contains important requirements you must follow before you may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project or against a window or door supplier or manufacturer. Section 895.07 (2) and (3) of the Wisconsin statutes requires you to deliver to the contractor a written notice of any construction conditions you allege are defective before you file your lawsuit, and you must provide your contractor or window or door supplier the opportunity to make an offer to repair or remedy the alleged construction defects. You are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by applicable warranty provisions.

8. DISPUTE RESOLUTION AND ATTORNEY'S FEES: Any controversy or claim arising out of, related to, or concerning this Agreement, shall be brought and heard in Wisconsin Circuit Court. The laws of the State of Wisconsin shall govern interpretation of this contract. Owner agrees to pay all of Ganser's costs of collection or litigation for any claim arising out of, related to, or concerning this Contract or any resulting lien claim, including payment of Ganser's reasonable actual (a) attorney's fees, (b) expert witness fees, (c) witness expense (including employee time at charge-out rates), (d) out of pocket costs, (e) collection agency fees, and (e) other litigation related expenses. The obligations of this paragraph shall continue to apply until actual payment, in full, regardless of whether the underlying claim is reduced to judgment, or not.

9. INSURANCE: For new construction, Owner shall carry Builder's Risk insurance covering the construction and associated structures, and shall include Ganser as a named insured. Ganser's workers are fully covered by Workers' Compensation Insurance.

10. LIMITED WARRANTY: All materials are guaranteed to be as specified. **Ganser agrees to correct any defective Contractor- or Subcontractor-supplied labor used for new construction in this project for a period of one year following substantial completion of all work, unless a longer period is specified on the reverse side.** This is Ganser's sole and exclusive workmanship warranty. This is a "Make-Good Warranty." There is no warranty Ganser's work will be defect-free; only that any defect as to workmanship will be corrected pursuant to the terms of this Limited Warranty. **The Owner's sole remedy for any defect in materials (including labor and supplies necessary to repair or replace defective materials) shall be to the manufacturer's warranty and is strictly with the manufacturer, not with Ganser.** Ganser shall have no obligation to perform under this warranty unless paid in full on this contract, and provided actual notice and opportunity to perform its warranty repair obligations, during the warranty period. Refusal to allow access to the building site, when requested by Ganser so that it can perform under this Contract, is a material breach of this Contract, entitling Ganser to immediate payment of the full contract price and releasing Ganser of any further obligations under this Contract and this Limited Warranty.

No warranty is provided by Contractor on any materials furnished by the Owner for installation. No warranty is provided on any existing materials that became attached to Ganser's work or are removed and/or reinstalled by Ganser. Ganser does not warranty that existing/used materials will not be damaged during the removal and reinstallation process. Where Ganser attempts to save and reuse existing/used materials, or structural surfaces, the Owner assumes all risk of breakage and/or defect. Due to the inherent difficulty in locating, correcting, and permanently repairing leaks in existing roofs and siding that are not completely removed and replaced for repair, including flashings, no performance warranty or guarantee is provided with respect to such limited repair work.

THE EXPRESS LIMITED WARRANTIES CONTAINED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY, HABITABILITY, DEFECT-FREE WORK OR FITNESS FOR A PARTICULAR USE OR PURPOSE. THIS LIMITED WARRANTY EXCLUDES CONSEQUENTIAL AND INCIDENTAL DAMAGES AND PRECLUDES IMPLIED WARRANTIES TO THE FULLEST EXTENT PERMISSIBLE UNDER STATE AND FEDERAL LAW.

ANY AND ALL LIABILITY OF GANSER WHETHER IN CONTRACT, IN TORT, INCLUDING NEGLIGENCE, OR OTHERWISE SHALL EXPIRE WITH GANSER'S WORKMANSHIP WARRANTY. NEITHER GANSER NOR ITS SUPPLIERS SHALL BE LIABLE, WHETHER IN CONTRACT OR IN TORT, (INCLUDING NEGLIGENCE), OR UNDER ANY OTHER LEGAL THEORY, FOR LOSS OF USE, REVENUE OR PROFIT, OR OF SUBSTITUTE USE OR PERFORMANCE OR FOR INCIDENTAL, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, OR FOR ANY OTHER LOSS OR COST OF SIMILAR TYPE, OR FOR CLAIMS FOR DAMAGES OF OWNER'S CUSTOMERS.

Revised 11-1-13

(Initial(s): _____.)

ADDITIONAL NOTES AND COSTS

- ✓ Any work stoppage not directly authorized by Ganser Company Inc. that results in any lost downtime, set-up, equipment rental, or other charges incurred by Ganser Company Inc., will be billed as an additional charge to the owner at the rate of 97.00/ man hr., including the cost of materials, and/or equipment rental charges.
(Initial: ____.)
- ✓ I hereby acknowledge receipt of the Right-to-cure Brochure. **(Initial: _____)**
- ✓ I hereby acknowledge receipt of two (2) copies of the Consumer's Right-to-cancel Notice. **(Initial: _____)**
- ✓ I hereby acknowledge receipt of the Consumer's Right to Receive Lien Waivers. **(Initial: ____.)**
- ✓ A 50% Deposit is required upon acceptance of this proposal. **(Financing Available – Please ask for details)**
- ✓ I hereby acknowledge that I was offered financing terms as an optional means of payment for this project and have elected to declined such financing **(Initial: _____Decline)**, or have elected to accept such financing **(Initial: _____Accept)**.
- ✓ Replacement of spaced, rotten, cracked, or delaminated materials, not included in this bid, will be replaced on a time and material basis, at a rate of \$97.00/hr. plus the cost materials. **(Necessary painting is priced separately)**
- ✓ In case of an emergency or other event that requires immediate communication with the homeowner, the following numbers and email addresses should be used by Ganser Company, Inc. representatives to reach the homeowner.

-
- ✓ **Marketing & Advertisement Consent:** I hereby permit and authorize Ganser Company, Inc., to use for advertising and marketing purposes my name, images of me and my home, and/or testimonials from me as to the home improvement project done for me by Ganser Company. I understand I will not be compensated or otherwise reimbursed for the use of my name or the other authorized materials. **(Accept: _____ . (Initials) or Decline: _____ . (Initials: _____.)**

PREPARATION NOTES

- **EMERGENCY CONTACTS:** Please leave us with your daytime email or phone number.
- **PROJECT ACCESS:** The driveway must be cleared of equipment and/or vehicles for access to our dumpsters, trucks, and equipment.
- **RE-ROOFING IS VERY LOUD:** Do you have arrangements for children and/or pets? (Your Ganser Company Representative can help you with the boarding of your pet.)
- **YOUR HOUSE WILL SHAKE:** Because we are literally removing tons of roofing materials and then installing the new products, lighting fixtures, pictures, shelves, unstable furniture, etc. should be taken off walls or stabilized.
- **ATTIC PREP:** Dust and debris may come into the attic during the re-roofing process. If your attic is used for storage, it should be covered with plastic. (Ask your Ganser Company Representative for attic protection pricing if this is a concern.)
- **GARAGE PREP:** If you have an open-raftered garage, dust and debris may come into the garage. Please cover or remove any items and/or vehicles from the garage if this is a concern.
- **POWER:** Let your Ganser Company Representative know where there is an outside power source.
- **PLANTINGS:** The flowers, shrubs and other foliage in and around your home might be damaged as a result of this work. While our crew members will take care in avoiding such damage, the debris, walking access, ladders, and tarps required to do the job correctly will more often than not result in damage to some of the foliage around the home. It is recommended that you remove and temporarily transplant any prized planting out of the work area to prevent it from damage or destruction. The Ganser Company is not responsible for damage done to plants in and around the work area. (Ask your Ganser Company Representative for optional transplanting and protective coverings pricing if this is a concern.)
- **CATHEDRAL CEILING:** Owner must alert their Company Representative of a cathedral ceiling situation.

ACCEPTANCE OF AGREEMENT: The above prices, specifications and conditions, together with the **TERMS AND CONDITIONS** incorporated in this document, are hereby **ACCEPTED**. You are authorized to do work as specified. Payment will be made as outlined herein.

Signature: _____ Date: _____

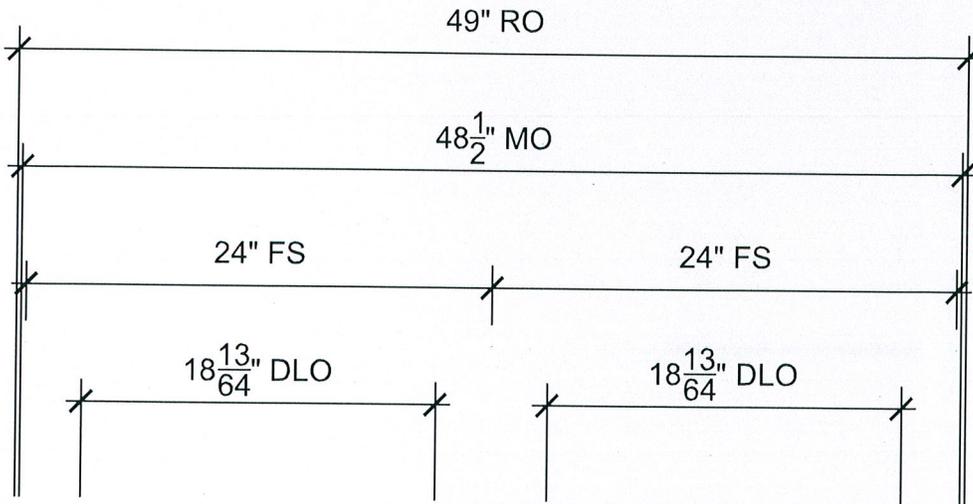
Signature: _____ Date: _____

NOTICE OF LIEN RIGHTS

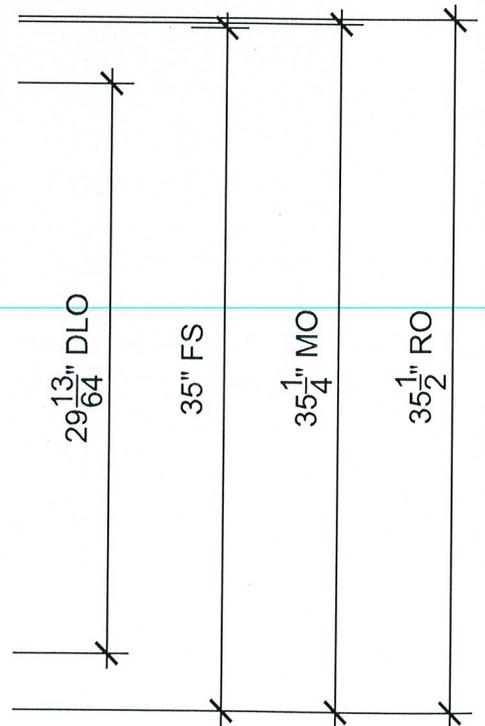
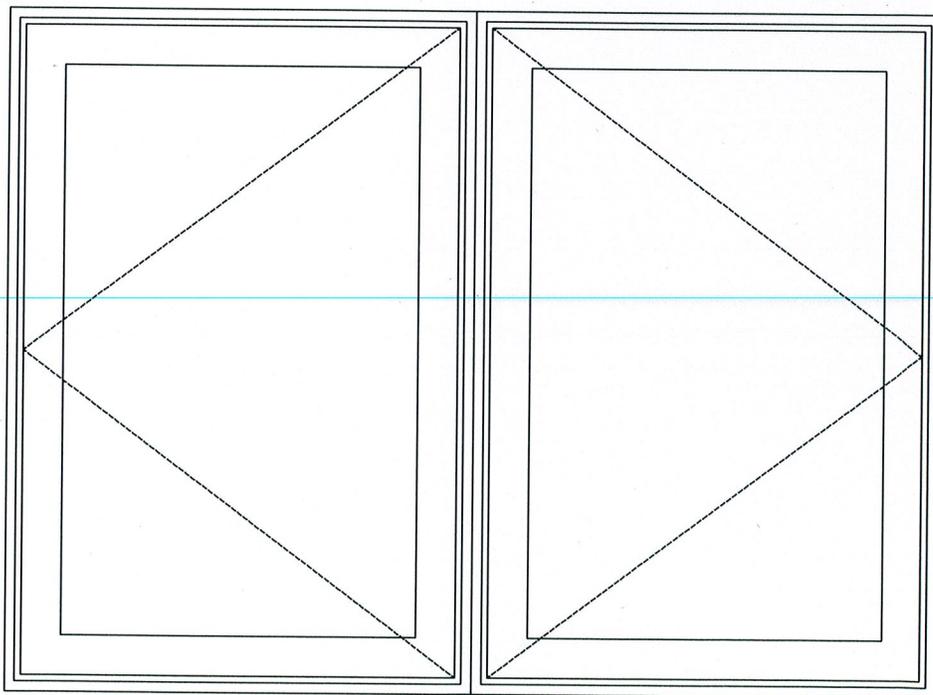
AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, GANSER CO., INC HEREBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR THE CONSTRUCTION ON OWNER'S LAND MAY HAVE LIEN RIGHTS ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO GANSER CO., INC, ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN 60 DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION. ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, AND SHOULD GIVE A COPY OF EACH SUCH NOTICE RECEIVED TO THE MORTGAGE LENDER, IF ANY. GANSER CO., INC AGREES TO COOPERATE WITH THE OWNER AND THE OWNER'S LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

PHASE 1
WINDOWS
(16 total)

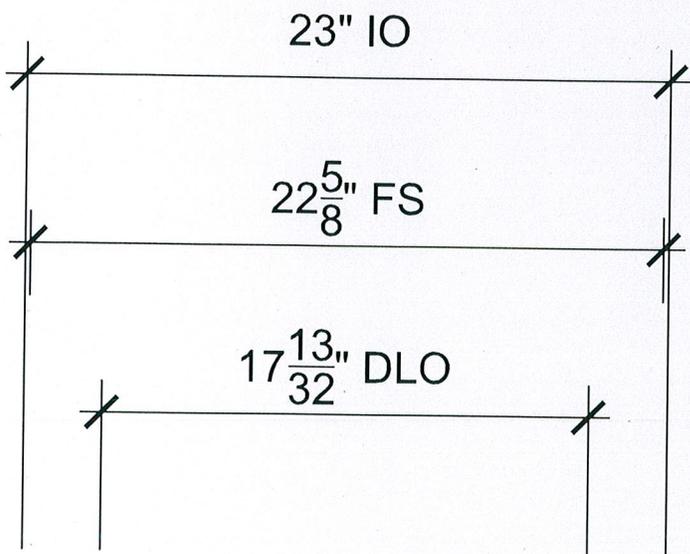
3rd floor windows
main street facing
Same as original
still in place



* two separate windows *

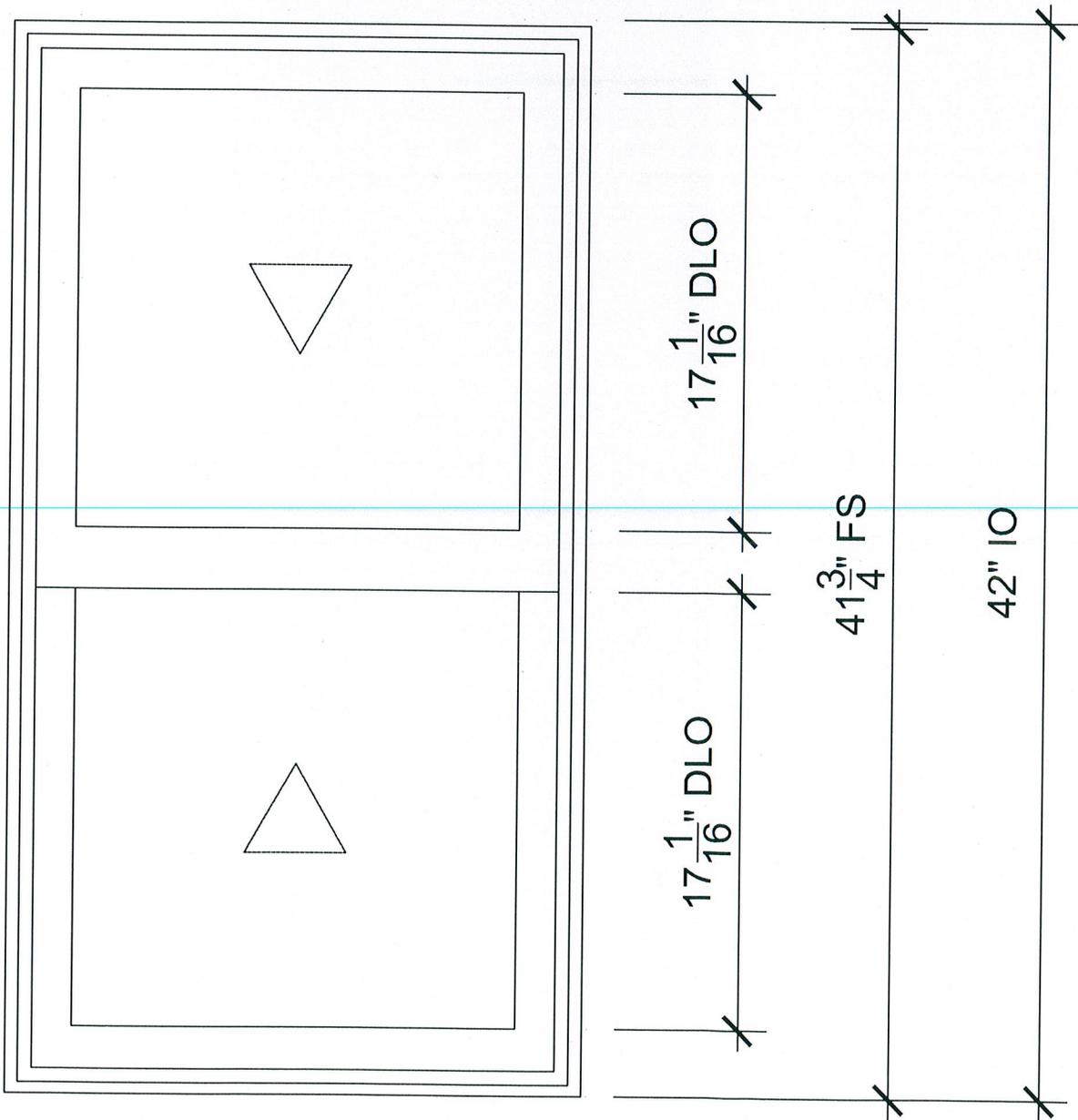


LAUBE ATTIC C



3rd floor East & West
Facing same as
originals still in
place

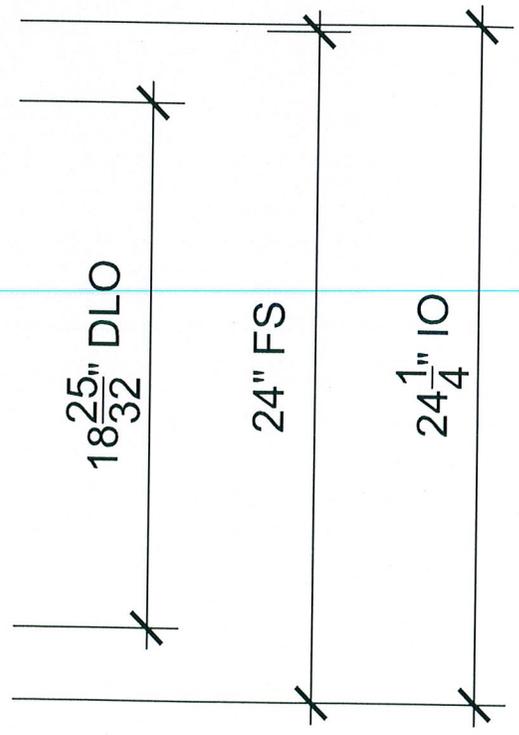
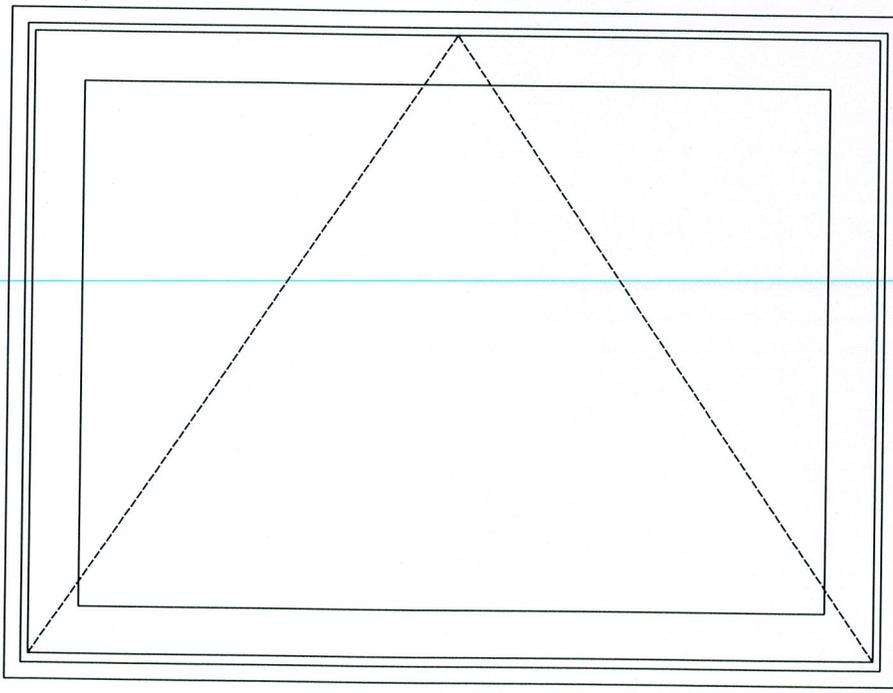
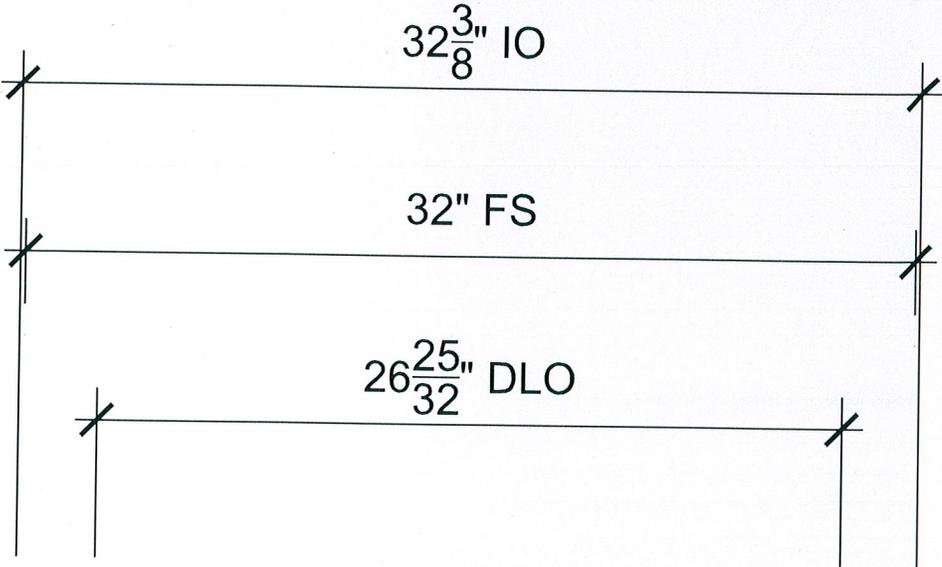
x 4



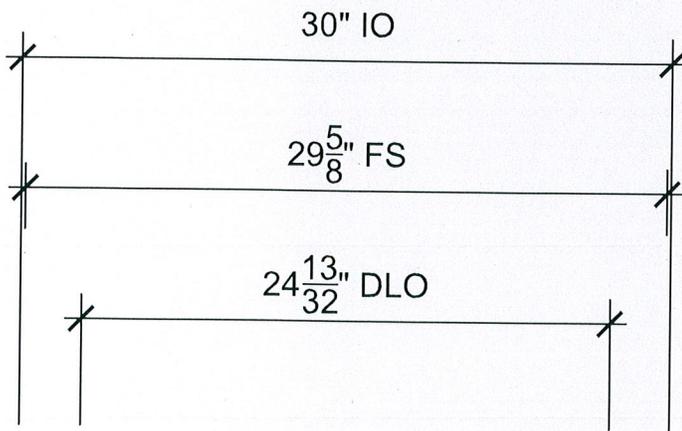
LAUBE ATTIC A, B, D E

All basement windows same as originals still in place

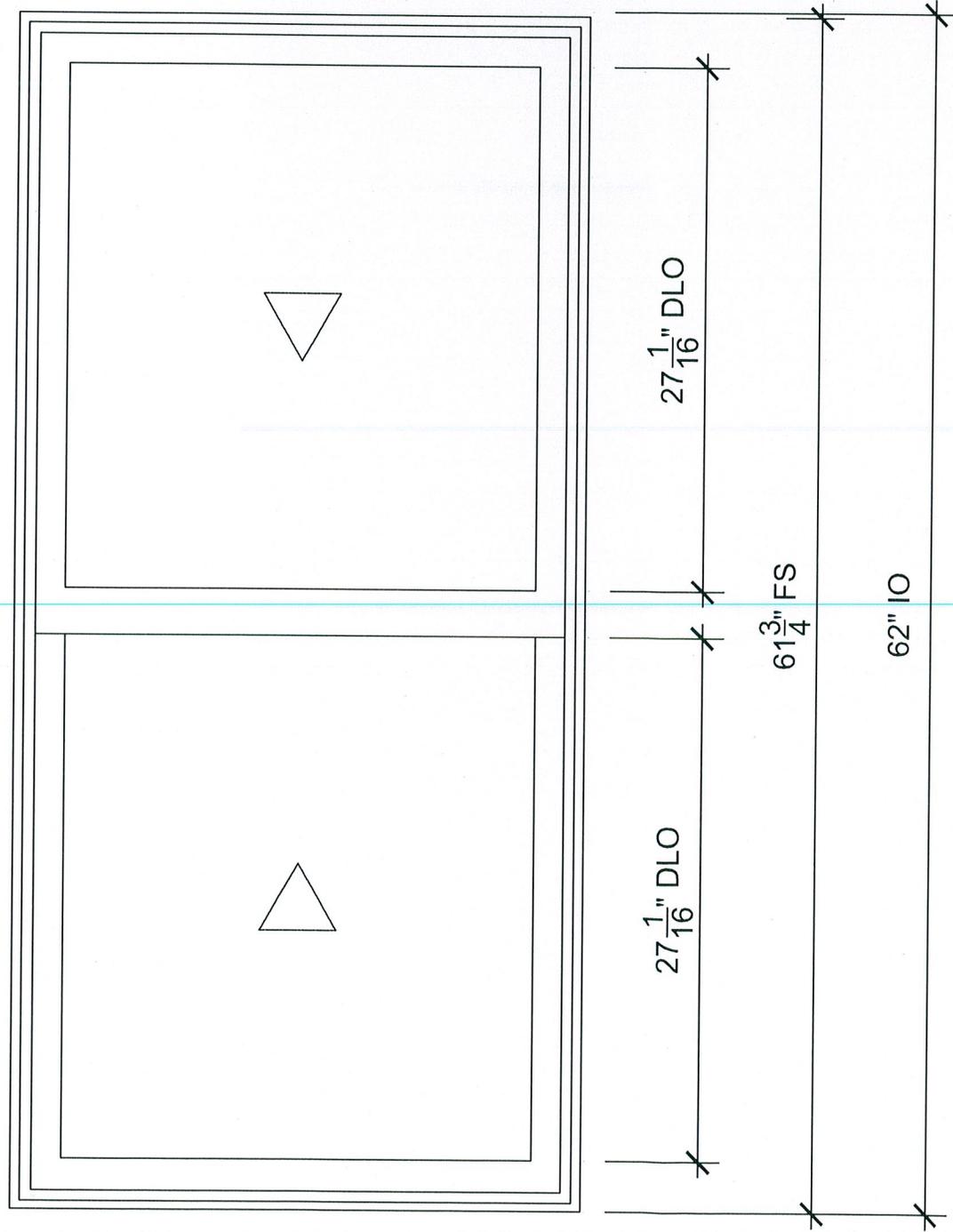
x 6



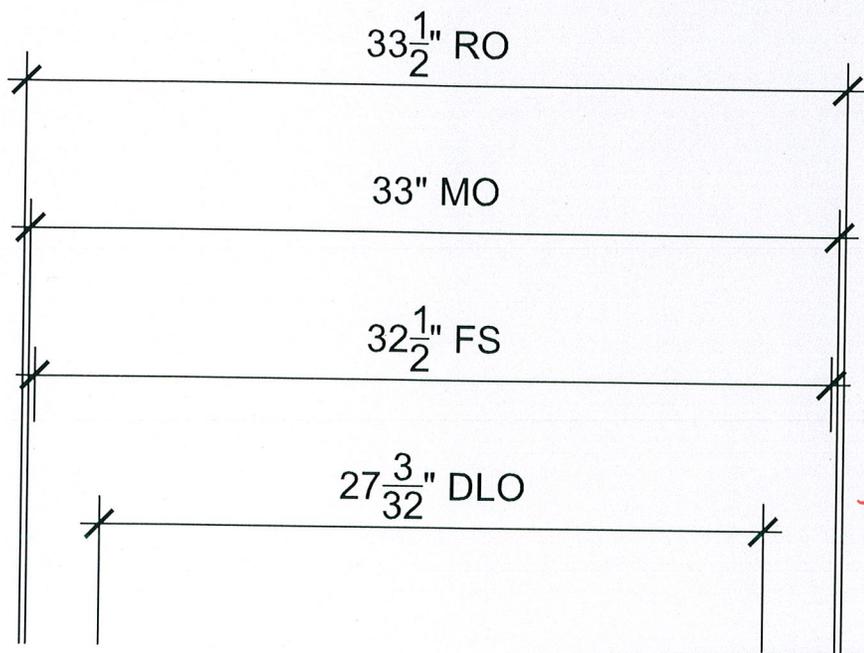
LAUBE BASEMENT



2nd Floor Bathroom
 Facing back yard
 same configuration
 as existing window
 (not original)



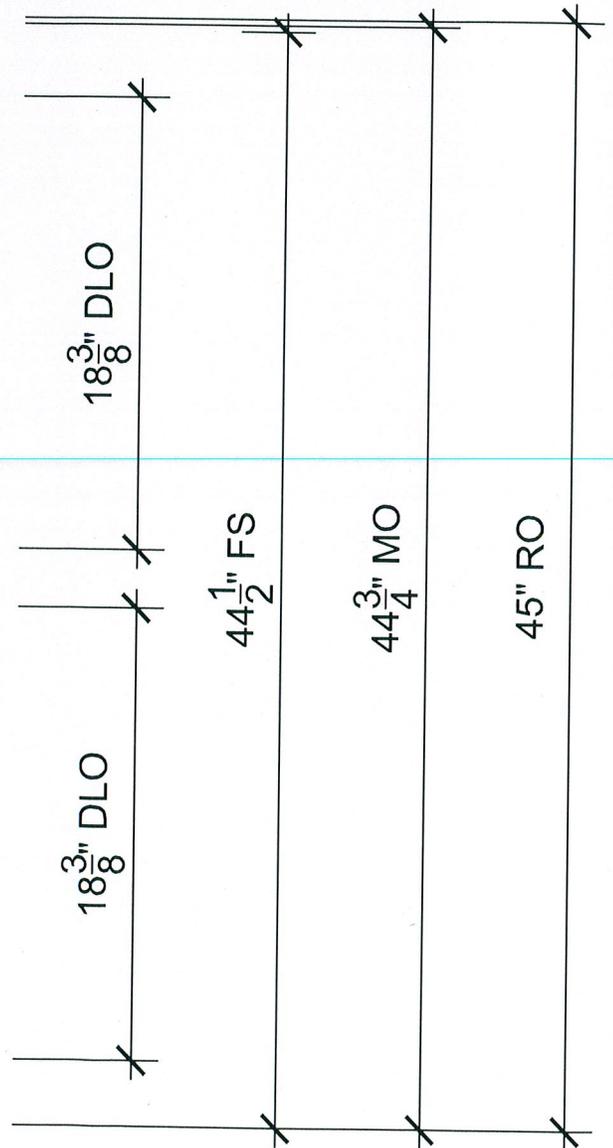
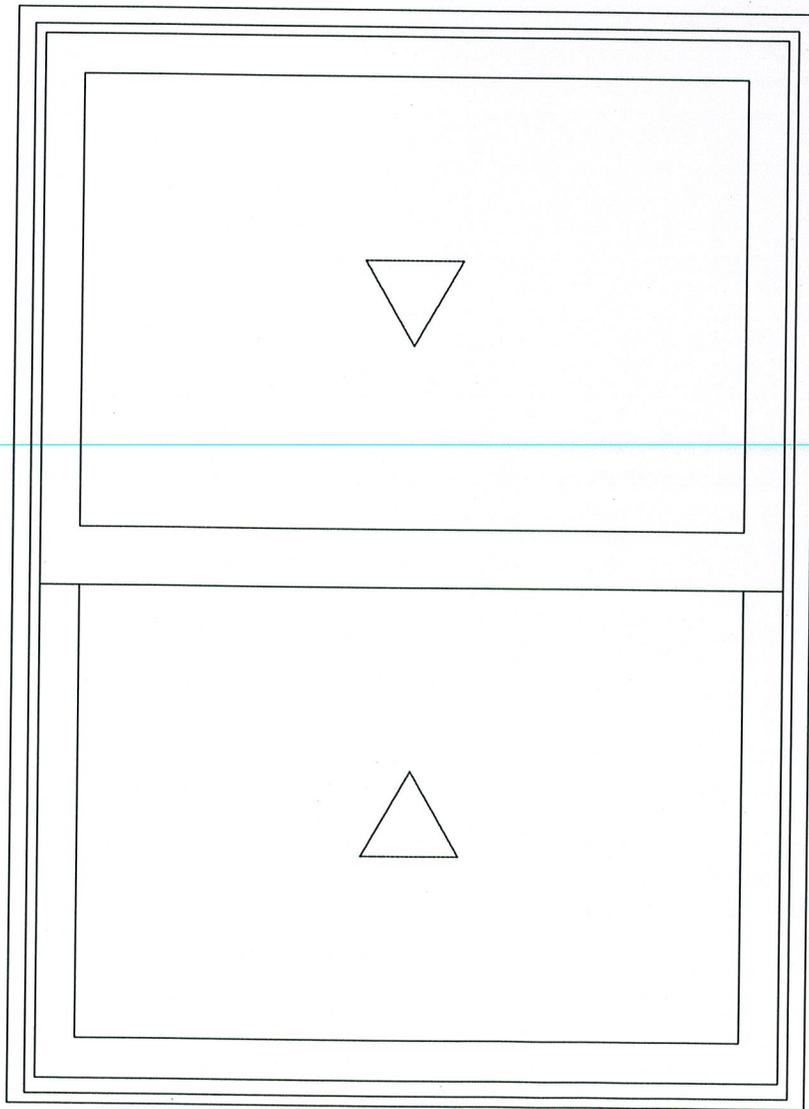
LAUBE BATH #2 A



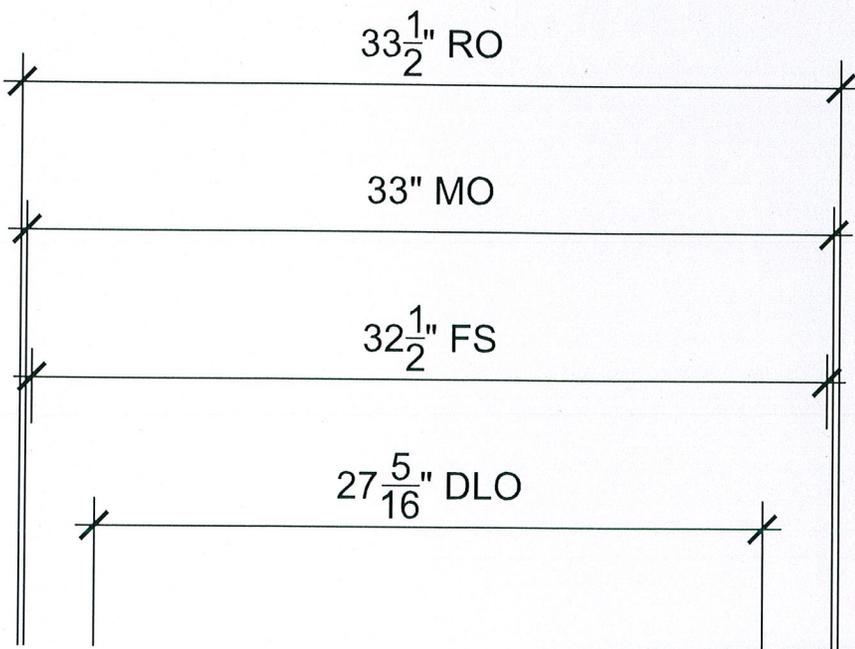
1st floor kitchen windows
 facing back yard
 same configuration
 as existing windows
 (not original)

$\times 2$

* see proposal to match window C *



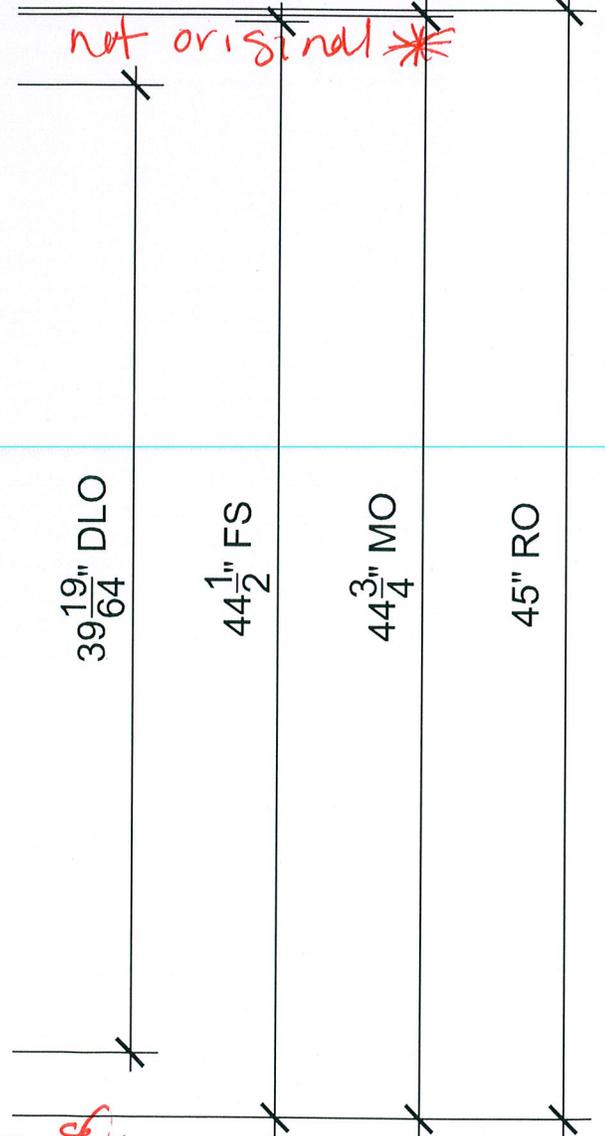
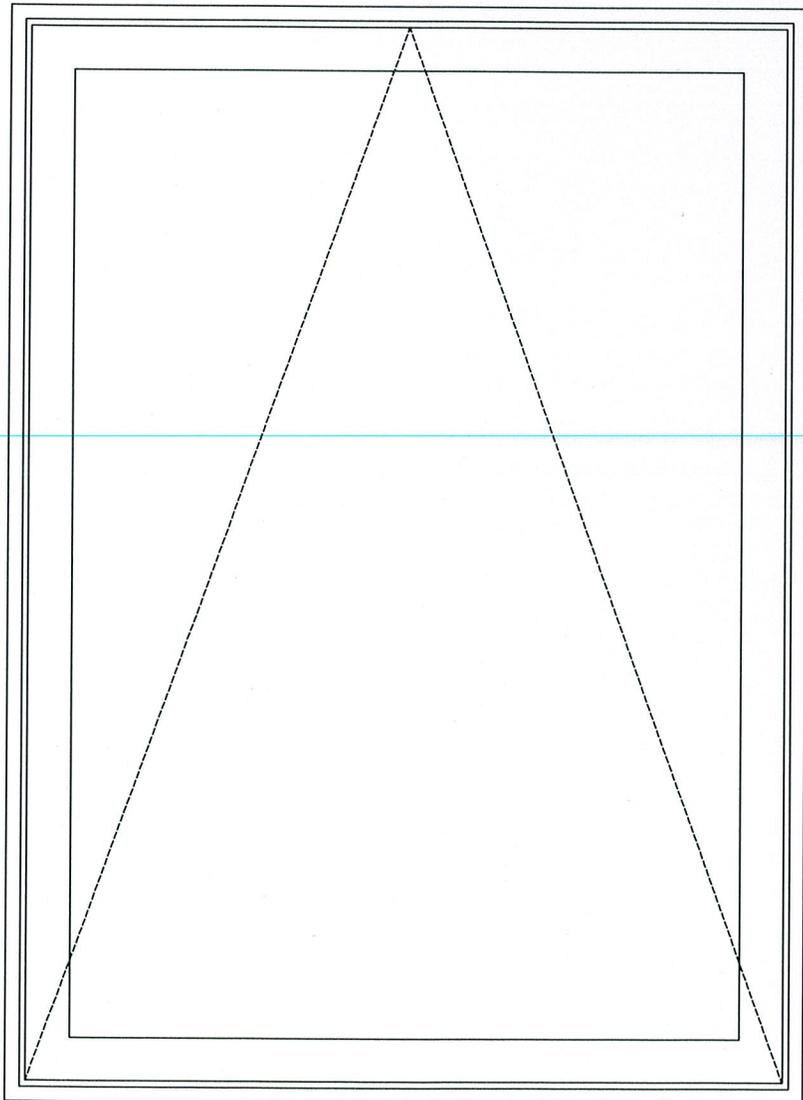
LAUBE KITCHEN A,B



1st floor kitchen window facing garage
 same configuration as existing original window still in place

* proposing this as alternate for A & B also due to usability, view & that current windows are

not original *



window C & E

LAUBE KITCHEN & A/B Alternate

PROPERTY RECORD

32 W MAIN ST

Architecture and History Inventory

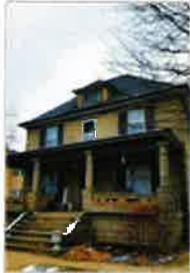
PRINT

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NAMES ▶

Historic Name: **Charles Spencer House**Other Name: **Anika Laube House**Contributing: **Yes**Reference Number: **84958**

PROPERTY LOCATION ▶

Location (Address): **32 W MAIN ST**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: **American Foursquare**

Structural System:

Wall Material: **Rock-Faced Concrete Block**Architect: **LORRIN L. HILTON (JANESVILLE)**

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

DESIGNATIONS ▶

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

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

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

National Register Multiple Property Name:

NOTES ▶

Additional Information: LATER OWNERS CONVERTED THE GARAGE OF THIS HOUSE INTO A SMALL RETAIL STORE. THIS BUILDING FACES ONTO W. MAIN ST. AND WAS SEPARATELY PHOTOGRAPHED AS 316/34.

Bibliographic References: Historical and Architectural Walking Tour of Evansville's Historic District, Evansville Historic Preservation Commission, 1992. EVANSVILLE ENTERPRISE. JULY 17, 1905. MONTGOMERY, RUTH ANN. GLIMPSES OF THE GROVE. EVANSVILLE: 1989, P. 171. 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:

joe.derosé@wisconsinhistory.org

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

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

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

How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".



HPC-2020-29

32 W Main
6-27-771

Jason Sergeant <jas

32 W Main

JENNIFER N DAVEL <jennifer.davel@wisconsinhistory.org>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Mon, Jun 15, 2020 at 8:37 AM

Hi Jason,

Below are the conditions I placed on the approval. Condition 1 referred to the attic windows.

1. Where there were originally two window openings, they must remain as such. Replacing the two windows with one is not appropriate and not approved.
2. The soffits must be repaired where possible. Where the soffits are deteriorated beyond repair they must be replaced with in-kind materials.

Let me know if you have any other questions.

Best,

Jen Davel

Deputy State Historic Preservation Officer

State Historic Preservation Office

Wisconsin Historical Society

816 State St, Rm 306, Madison WI 53706

608-264-6464 (O)

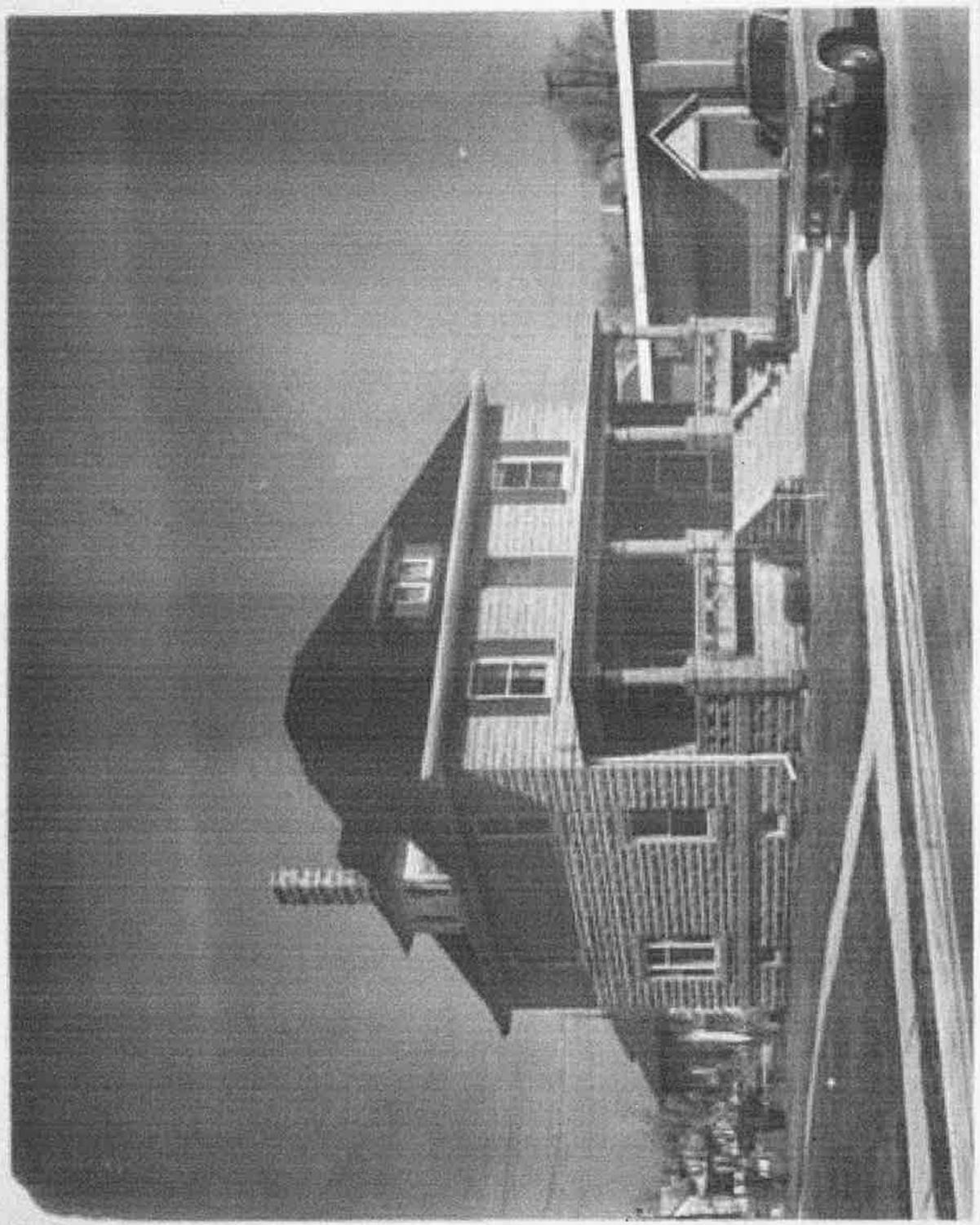
Jen.davel@wisconsinhistory.org

Wisconsin Historical Society

Collecting, Preserving, and Sharing Stories Since 1846

[Quoted text hidden]

HPC-2020-29





DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

HISTORIC PROPERTY INFORMATION

| | |
|--------------------------------------|---------------------------|
| Historic Property Address: 32 W MAIN | Tax ID Number: 222 063018 |
| Historic Property AHI Number: 84958 | Parcel Number: 6-27- 771 |



APPLICATION FOR HPC-2020-50 CERTIFICATE OF APPROPRIATENESS

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

\$0.00
Application
Fee

This is a request for issuance of a Certificate of Appropriateness (COA) by the Historic Preservation Commission (HPC) for work proposed to be performed on the exterior of a structure located in any Historic District or designated by the State or City as a historic building or historic site. Complete all sections of this form – it is used to determine if the proposal should be reviewed by staff or the HPC. **Submit questions or completed applications to address above, or via email to the Community Development Director, Jason Sergeant, at: (608)-882-2285 or jason.sergeant@ci.evansville.wi.gov.**

| SECTION | APPLICANT and/or OWNER INFORMATION | HISTORIC PROPERTY INFORMATION |
|---------|--|--|
| 1 | Applicant Name: <u>Pleasy R. Berg Trust</u> | Historic Property Address: <u>14 Railroad St.</u> |
| | Applicant Mailing Address: <u>102 E. Main St.</u> | Evansville, WI 53536 |
| | <u>EVANSVILLE, WI 53536</u> | The following information is available on the property's tax bill: |
| | Applicant Phone: <u>608-882-0897</u> | Parcel Tax ID Number: <u>222 065064</u> |
| | Applicant Email: <u>bergrental@att.net</u> | Parcel Number: <u>6-27-905</u> |
| | If different from above, please provide: | The following information is available by searching the property address at www.wisconsinhistory.org/records: |
| | Owner Name: <u>same</u> | Historic Property Name: <u>NONE</u> |
| | Owner Address: | |
| | Owner Phone: | AHI Number: <u>85266</u> |
| | 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):

- 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

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: *Magn. Berg* *co-trustee* DATE: 11/12/2020
Owner or Applicant Signature

| SECTION | | PROPOSED WORK CHECKLIST |
|--|--|---|
| <h1>2</h1> | | Please check all boxes that apply and provide more detail in Sections 3 and 4: |
| Work Category | | Work Category Details |
| <input type="checkbox"/> Roofing | <input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair | <input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal) |
| <input type="checkbox"/> Gutters | <input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal | <input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.) |
| <input checked="" type="checkbox"/> Siding | <input type="checkbox"/> Minor repair <input checked="" type="checkbox"/> Replacement | <input checked="" type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input checked="" type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.) |
| <input 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 checked="" type="checkbox"/> Match historic material (wood, metal, etc.) <i>match existing</i> <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking |
| <input type="checkbox"/> Sidewalk or paving | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> New construction | <input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration | <input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Signage and exterior lighting | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement | <input type="checkbox"/> <u>Signage (Complete Sign Permit Application instead).</u> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials |
| <input type="checkbox"/> Other | <input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal | <input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____ |

| SECTION | PROPOSED WORK SUMMARY HPC-2020-50 |
|---------|--|
| 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 Aluminum siding to vinyl narrow siding window trim and corners trim same as 20 Railroad Rebuild porch 6' bigger with materials that match house & current porch</p> <p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in style and design 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? <i>NO</i></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;">Reside unit/house Rotting wood on porch needs to be replaced, will match existing style and design</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 style="text-align: center;"><i>NO</i></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.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p> <p>4C Have you submitted this project for state or federal tax credits? <i>NO</i></p> |

COVID-19 Updates: The Library Reading Room, Archives and Historic Preservation Office at our headquarters will be closed to the public December 21, 2020 – January 3. [Click here for more information.](#)

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EVENTS

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PROPERTY RECORD

14 RAILROAD ST

Architecture and History Inventory

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TWITTER

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NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85266**

PROPERTY LOCATION

Location (Address): **14 RAILROAD ST**

County: **Rock**

City: **Evansville**

Township/Village:

HPC-2020-50

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**

National Register Multiple Property Name:

NOTES

Additional Information: FIRST PORTION BUILT PRIOR TO 1871, WING BUILT BETWEEN 1883 AND 1891.

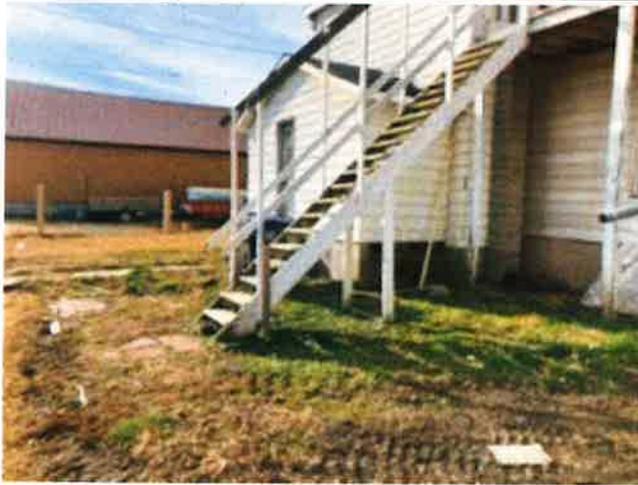
Bibliographic References: BIRD'S EYE VIEW OF EVANSVILLE, WI. MADISON: J. J. STONER, 1883. BIRD'S EYE VIEW OF EVANSVILLE, WI. CHICAGO: CHICAGO LITHOGRAPHING CO., 1871. PLAT BOOK OF ROCK CO., WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891.

RECORD LOCATION





HPC-2020-50





Forward
to Jason for 14 Railroad, siding, window, corners, and rebuild of rear porch at 14 Railroad,
Roger Thank you for using Picture and Video Messaging by U.S. Cellular. See
www.uscellular.com for info.



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

Fwd: Re:**Berg Rentals** <bergental@att.net>

Thu, Nov 19, 2020 at 8:38 AM

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

Jason same siding same corners, window trim, etc., as 20 Railroad, do you still have samples from that approval? Still want samples/ pictures for this? If so with city hall closed, how do I get them to you? Can send pictures, what about samples?, Also at meeting it looks like the east porch needs to be removed and rebuilt, same design and look as existing, would like to make 6' bigger, don't have a blueprint, SAME, design as existing, The porch is in bad shape, footings and rotting wood, need to address this with the amount of work/\$\$ers being spent, this will be a huge improvement to area, commission needs to give me some flexibility, because of condition of the property, and my track record of doing historical redos, so many unknowns on jobs like this, So in summary, 14, same as 20, some areas need rebuild, rear porch, new steps/deck to upstairs, approved prior Larry order, need to get going soon, The commission will be happy with finish results, area better, big time, city, commission is lucky to have some one like me to do theses projects, money wise they don't always make sense, have to believe in the great benefits to the city, Roger

Sent from AT&T Yahoo Mail for iPhone

[Quoted text hidden]

stairs already approved
see HPC-2020-22



DECISION FORM FOR CERTIFICATE OF APPROPRIATENESS

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

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

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

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

Summary of Work:

Certificate of Appropriateness is hereby (check one):

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

Approved by: _____
Community Development Director or HPC Chairperson Signature

Date: _____

| HISTORIC PROPERTY INFORMATION | |
|--|---------------------------|
| Historic Property Address: 14 1911 1/2 St SA | Tax ID Number: 222 069064 |
| Historic Property AHI Number: 85266 | Parcel Number: 6-27-905 |



Fwd:

Community Development Permits <permits@ci.evansville.wi.gov>
To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Wed, Dec 2, 2020 at 2:46 PM

Hi Jason, can you get back to Roger Berg on this, I already passed this application along to you.

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

From: **Berg Rentals** <bergrental@att.net>
Date: Wed, Nov 25, 2020 at 8:46 AM
Subject: Re: Re:
To: Community Development Permits <permits@ci.evansville.wi.gov>

Waiting for an answer on meeting date/time, is siding request on agenda? Again, forget porch redo, just going todo siding, if approved. Roger

Sent from AT&T Yahoo Mail for iPhone

On Friday, November 20, 2020, 4:13 PM, Berg Rentals <bergrental@att.net> wrote:

We will just forget the porch, you guys make it way to hard to do something good, this is not a historic gem, it's a dog, you should be encouraging me to fix up, not putting road blocks up, do you know what it would cost me to bring in a draftsman to redraw what you want? And were do I find a draftsman that is available for this little job? This is classic example of government, lack of common sense, as I have mentioned, I've got a track record of historical projects, that win awards, and you make way to much out of a peanut request. Take a look at this property, then look next door to what I've done their, you can't tell me what I am purposing isn't a big improvement, you think you are doing me such a big favor to have me redo this "dog", it's the other way around, So approve the siding if you want, if not it's looked like (shit) this long, what's another 20 years, one good thing for me I will have lower taxes, but not great for the neighborhood, the neighbors (taxpayers) love what I do, when is the meeting? Will I get a e-mail to be able to sign in? Good thing you don't have any big projects to review when you can't decide on this little nothing one, Roger

Sent from AT&T Yahoo Mail for iPhone

On Friday, November 20, 2020, 1:48 PM, Community Development Permits <permits@ci.evansville.wi.gov> wrote:

We are going to need more information on the expansion of the porch, particularly a plot plan showing what direction this is getting expanded and the setback from any property lines. Larry may also want structural diagrams/cross sections of the proposed porch before he will approve it.

On Fri, Nov 20, 2020 at 1:28 PM Jason Sergeant <jason.sergeant@ci.evansville.wi.gov> wrote:
[Quoted text hidden]

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Community Development Permit Processing

City of Evansville
31 S. Madison Street
PO Box 529
Evansville, WI 53536

permits@ci.evansville.wi.gov

--
Community Development Permit Processing

City of Evansville
31 S. Madison Street
PO Box 529
Evansville, WI 53536

permits@ci.evansville.wi.gov

PROJECT ADDRESS 14 Railroad St PERMIT # _____

PROJECT DESCRIPTION: Replace aluminum siding w/vinyl
rebuild rear porch, make it 6' higher PARCEL #: 6-27-905
TAX ID #: 222065064



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>Pleasy R. Berg Trust</u> | <u>102 E. Main St</u> | <u>882-0897</u> | <u>bergrental@att.net</u> |
| CONTRACTOR: <input checked="" type="checkbox"/> CONST <input type="checkbox"/> HVAC <input type="checkbox"/> ELEC <input type="checkbox"/> PLBG | LIC/CERT#/EXP | PHONE | EMAIL |
| <u>Rm Berg General Contractor, Inc.</u> | | <u>608-882-0897</u> | <u>bergrental@att.net</u> |
| CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG | LIC/CERT#/EXP | PHONE | EMAIL |
| | <u>DC-069500756</u> | | |
| CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG | LIC/CERT#/EXP | PHONE | EMAIL |
| CONTRACTOR: ___ CONST ___ HVAC ___ ELEC ___ PLBG | LIC/CERT#/EXP | PHONE | EMAIL |

PROJECT AREA Siding 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 Morgan Berg co-trustee DATE 11/12/2020

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.

Replace wide aluminum siding w/narrow vinyl siding
Corners and trim to match structure @ 20-22 Railroad

HPC-2020-50

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



Windows at 131 S 3rd Street

djsaia <djsaia@stephans.org>

Wed, Nov 18, 2020 at 8:38 AM

To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Cc: Nancy Greve <ngreve20@icloud.com>

Jason,

I approved the sample for the replacement of the two not original windows on the west side of the house. This pair of windows serve a bedroom and do not face a street. The replacement windows will have no grid and will be one-over-one double hung windows set in a pair with a mullion between them. The trim around these windows will be the same as the original trim around the historic windows. Currently that is not the case.

The four original windows, three on the east side and one on the north side of the house are in remarkably good condition and are repairable. The north window may have been replaced at some time but if it was, all details and dimensions of all elements match the existing windows.

The details and dimensions of all elements of the sample do not match the historic windows.

I gave Ms Greve hand written notes on the application form expressing the above described approval and I have copied her on this email. She, or her contractor will get a building permit prior to construction. I did not discuss this with Ms Greve but hope this email will serve as reminder.

dan



apartment house 113 east main street

djsaia <djsaia@stephans.org>

Thu, Dec 3, 2020 at 6:25 PM

To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

Jason,

I met with Mr. Schoenenberger today.

At the front of the building he wants to:

- (1) Replace doors (not original fabric)
- (2) Cover an entry stair, door, and windows to the lower level (change to historic appearance, similar to another former opening to the lower level, reversible - does no damage to original fabric and protects unused opening)
- (3) Remove a porch roof (not original fabric and structurally failed)

I told him the Commission wants to see an application for all items as they change the street front appearance of the building. If you disagree on any item, let me know.

At the rear of the building he wants to:

- (1) Replace a door (not original fabric)
- (2) Replace the stair to the second floor (stair does not meet code and is unsafe)

I told him he could proceed with a code compliant stair and he could replace the door.

If you disagree on any item, let me know.

We should talk about this sometime.

I hope class is interesting and useful :)

dan

----- Original Message -----

Subject: Re: apartment house 113 east main street

Date: 2020-12-02 16:52

From: James Schoenenberger <schoeny32@yahoo.com>

To: djsaia <djsaia@stephans.org>

Okay

On Wednesday, December 2, 2020, 11:58:39 AM CST, djsaia <djsaia@stephans.org> wrote:

I will be at 113 E Main at 1:00pm Thursday.

On 2020-12-02 11:23, James Schoenenberger wrote:

how about 1pm on Thursday

On Wednesday, December 2, 2020, 09:11:25 AM CST, djsaia <djsaia@stephans.org> wrote:

[Quoted text hidden]

[Quoted text hidden]

"Best City for young families in Wisconsin" – nerdwallet.com [1]

[Quoted text hidden]



Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

109 S Madison

Daniel Stephans <djsaia@stephans.org>

Fri, Nov 20, 2020 at 1:29 PM

To: Jason Sergeant <jason.sergeant@ci.evansville.wi.gov>

There is no solution yet.

The contractor will temporarily shore up the porch as the existing columns have structurally failed.

The contractor is working on drawings to show solution. There are a number of detail changes that will be proposed.

We have not yet found a local source to turn custom 10' columns. There may be options to solve this problem.

[Quoted text hidden]