

## 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  
Wednesday, June 19<sup>th</sup>, 2024  
3<sup>rd</sup> Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536  
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 15, 2024 minutes and approve them as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
  - A. 33 N First – Replace Wooden Garage Door with Steel (HPC-2024-19)
  - B. 30 Railroad – Replace Original Siding (HPC-2024-20)
8. Discussion Items
9. Report of the Community Development Director
  - A. Compliance Updates
  - B. Staff Issued Certificates of Appropriateness
    - i. 226 W Liberty – Replace Vinyl Windows with same (HPC-2024-13)
    - ii. 27 Garfield – Reroof, replace soffit/fascia with same materials (HPC-2024-14)
    - iii. 262 W Church Street – Reroof (HPC-2024-15) (fined for doing work w/o permit)
    - iv. 21 Garfield – Reroof with same materials (HPC-2024-16)
    - v. 340 W Main – Reroof house and garage with same materials (HPC-2024-18)
10. Correspondence, Comments and Concerns
11. Next Meeting Date: July 17, 2024, 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 15, 2024 at 6:00 p.m.**  
**3<sup>rd</sup> Floor, City Hall, 31 S. Madison Street, Evansville, WI 53536**

**MINUTES**

**1. Call to Order.** Stephans called the meeting to order at 6:00 pm

**2. Roll Call:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Colette Spranger, Community Development Director
Vice-chair Gene Lewis	P	Tommy Hanna, Resident
Vacant		
Katie Sacker	P	
Norman Barker	A	
Amy Corridon	P	
Steve Christens	P	

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

**4. Motion to waive the reading of the minutes from the April 17 meeting and approve them as printed. Motion by Sacker, seconded by Christens, motion carried unanimously.**

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

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

**7. Applications – Action Items:**

**A. 129 W Church St – Building Addition in Rear (HPC-2024-10)**

Applicant not present. Stephans explained that this is an addition to an existing addition. The existing house already has vinyl siding and the new addition would match.

**Motion to approve the application as printed Motion by Christens, seconded by Corridon, motion carried unanimously.**

**B. 137 E Main St – Replace Wood Decking with Trex Composite (HPC-2024-12)**

Applicant Tommy Hanna present. Hanna advised the existing deck is in bad shape and is not original to the building. Hanna stated the existing wood guard rails would be replaced by black aluminum but would look similar.



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

**Motion to approve the application as printed Motion by Lewis, seconded by Christens, motion carried unanimously.**

**8. Discussion Item**

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

**A. Compliance Updates**

- i. 302 W Main St** – Siding was replaced without approval and siding materials were changed from aluminum to vinyl. Enforcement action will be taken to repair the violation.
- ii. Railroad St House** – Work was supposed to be completed by now. Parts of property in disrepair.
- iii.** Other code enforcement action is being taken on other properties in disrepair within and outside of the district.

**B. Staff Approved Certificates of Approval**

- i. 11 W Main St** – Replace EDM Roofing with same (HPC-2024-07)
- ii. 34 N Second St** – Pave Gravel Driveway (HPC-2024-09)
- iii. 137 E Main St** – Pave Gravel Driveway (HPC-2024-11)

**10. Correspondence, Comments and Concerns**

**11. Next Meeting Date:** June 19, 2024 @ 6:00 p.m.

**12. Motion to Adjourn by Sacker, second by Lewis. Motion carried unanimously.**



Attn: Colette Spranger

Re: Certificate of Appropriateness for 33 N. 1st St.

May 29, 2024

Dear Colette,

Attached is our application to obtain a Certificate of Appropriateness to replace the rotted wooden garage doors at our home, 33 N. 1st St. The safety cables have broken and/or will break soon, but unfortunately it will take at least six weeks to get new doors installed. The wood is no longer strong enough to support the cable and pulley system.

We are kindly asking for an expedited review on our application so that we can get the new doors as soon as possible. Thank you for your time and consideration.

Sincerely,

Handwritten signatures of Marissa Cimorelli and Zack Jones. The signature on the left is 'Marissa Cimorelli' and the signature on the right is 'Zack Jones'.

Marissa Cimorelli & Zack Jones  
Owners





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <i>Zachary Jones</i>	Historic Property Address:
	<i>Marissa Cimarelli</i>	<i>33 N. 1st Street</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>33 N. 1st Street</i>	<b>The following information is available on the property's tax bill:</b>
	<i>Evansville, WI 53536</i>	Parcel Tax ID Number: <i>222 012007</i>
	Applicant Phone: <i>(484) 664-0566</i>	Parcel Number: <i>6-27-410</i>
	Applicant Email: <i>marissa.cimarelli@gmail</i>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a>:</b>
	<b>If different from above, please provide:</b>	
	Owner Name:	Historic Property Name:
	Owner Address:	<i>Robert and Margaret Antes House</i>
		Owner Phone:
		AHI Number: <i>84820</i>
	Owner Email:	
	Contributing: <input checked="" type="checkbox"/> Y or N	

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

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

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

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

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

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

SUBMITTED BY: *Marissa Cimarelli*  
Owner or Applicant Signature

DATE: *5/20/24*



SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
	Work Category	Work Category Details
<input type="checkbox"/> Roofing	<input type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim
<input type="checkbox"/> Fences	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Use new modern materials (vinyl, aluminum, etc.) <input type="checkbox"/> Matching historic materials (wood, stone, etc.)
<input type="checkbox"/> Porch	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input type="checkbox"/> Match historic material (wood, metal, etc.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input checked="" 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	<b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:
	Both garage doors (wood) have significant rot and are no longer safe for operation. They are visible from the road. We want to replace both wooden doors with steel doors, which have a look that reflects the character of the neighborhood.
	Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:
	<b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? No, but the garage doors that are there now are not original anyway.
	<b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials: In 2022, we contacted Magee Construction about the rotted wood on the garage doors. They could not fix them, feeling the repair would not hold up.

SECTION	SUPPLEMENTAL QUESTIONS
4	<b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	I do not think it will alter the look of the property. We looked for a design that had some character to it, and will also paint the doors to match our existing color scheme.
	<b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits. Replacing the rotted garage doors with new steel doors helps maintain and preserve a well looked-after historic property. As long as special attention is given to the overall look, modern materials are appropriate here.
	<b>4C</b> Have you submitted this project for state or federal tax credits?
	No, because it is less than \$10,000.





Existing doors in teal and orange color scheme.





New door design. we will paint them to match the teal and orange on the garage and the house itself.



EXHIBIT C

Magee Construction, LLC

16746 W. Cain Libby Rd.  
Evansville, WI 53536

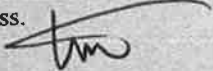
## Invoice

Date	Invoice #
4/29/22	4090

## Bill To

Marissa Jones  
33 N 1st  
Evansville WI. 53536

Paid 5/6/22 Check 101

Description	Amount
Job as bid - labor	960.00
Job as bid - permit	60.00
Job as bid - debris removal	25.00
Materials - 4 2x2 tr spindles	16.88
Materials - 3 2x4x8 tr	26.33
Materials - 2 8' pine cove	11.86
Materials - 2 5/4x6x12 clear pine	77.54
I had the guys stop up and check the rot on the garage doors and I'm afraid that we really can't fix them. Afraid that if we try it would not hold up and would be a cobble job that could look worse that they do now	0.00
Evidence that doors cannot be repaired.	
Thank you for your business. 	<b>Total</b> \$1,177.61



**PROPERTY RECORD****33 N 1ST ST****Architecture and History Inventory****NAMES**Historic Name: **ROBERT AND MARGARET ANTES HOUSE**

Other Name:

Contributing: **Yes**Reference Number: **84820****PROPERTY LOCATION**Location (Address): **33 N 1ST ST**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:

**PROPERTY FEATURES**Year Built: **1894**

Additions:

Survey Date: **2006**Historic Use: **house**Architectural Style: **Queen Anne**

Structural System:



Wall Material: **Clapboard**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

## NATIONAL AND STATE REGISTER OF HISTORIC PLACES

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:** "Newspaperman and publisher, Robert M. Antes, built this large 2.5-story home on a lot in a new addition that had just been platted by Dr. John Evans. Antes was a printer by trade and came to Evansville in 1882 to purchase the Evansville Review. He later bought out several competing newspapers and developed one of the largest publishing houses in the region. He built a two-story brick commercial building at 116 East Main in 1914 for his printing and publishing business. This late Queen Anne style home has a hip roof with gabled dormer and bays, and decorative cladding typical of this style." Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014.

**Bibliographic References:** MONTGOMERY, RUTH ANN. EVANSVILLE REVIEW: NOV. 22, 1995, PP. 7, 10; SEPTEMBER 16, 1998, P. 14. EVANSVILLE TRIBUNE. JANUARY 1, 1895. ADDRESS FILES. LEONARD P. EAGER LOCAL HISTORY ROOM, EAGER FREE PUBLIC LIBRARY. Evansville Historic Preservation Commission, Historic Evansville Walking Tour brochure, 2014. Evansville Historic Preservation Commission, Historic Evansville: A Walker's Guide, 2002.

## RECORD LOCATION

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



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

Proposed new material:

# AMARR CONSTRUCTION

Amarr steel garage doors are built with low-maintenance, heavy-duty steel. Choose from single, double, triple or four-layer construction for your desired level of energy efficiency and noise control. Experience the strength, security, and peace of mind you get with steel.

## SINGLE-LAYER: Steel

Amarr Classica, Heritage, Hillcrest, & Lincoln

- Heavy-duty exterior steel
- Durable, reliable, low maintenance



EXHIBIT: E





# 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 [c.spranger@evansvillewi.gov](mailto:c.spranger@evansvillewi.gov).**

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	JOEL TOMLIN	30 RAIC ROAD ST
	Applicant Mailing Address:	Evansville, WI 53536
	19a SOUTH FIRST ST	The following information is available on the property's tax bill:
	EVANSVILLE 53536	Parcel Tax ID Number: 222 _____
	Applicant Phone: (608) 289-5102	Parcel Number: 6-27- _____
	Applicant Email: TOMLIN JOEL@GMAIL	The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a> :
	If different from above, please provide:	Historic Property Name:
	Owner Name: _____, Com	AHI Number:
	Owner Address:	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](http://www.wisconsinhistory.org)

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

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

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

SUBMITTED BY:

Owner or Applicant Signature

DATE:



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



SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p> <p>REPLACE WOOD SIDING (ONLY) WITH RESTORATION SMOOTH VINYL SIDING w/ FLASHING</p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</p> <p>No</p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p> <p>DUE TO ZERO FLASHING SIDING IN ROOF &amp; BUTTLE</p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p> <p>ALL DETAILS WILL REMAIN ONLY REPLACING SIDING</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p> <p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>



SECTION	REQUIRED ATTACHMENTS
5	<p>Please attach the following required items using the space below or additional sheets as necessary, <b>Each attachment should be marked with an exhibit number:</b></p> <ol style="list-style-type: none"><li>1. Clear photo(s) of every portion of the property affected by the work</li><li>2. Historic photograph (if available)</li><li>3. Exterior elevations or sketches of existing conditions and proposed work</li><li>4. Samples or specifications of proposed materials</li><li>5. If Section 3B applies, evidence of un-reparability</li><li>6. Site plan (if applicable)</li><li>7. Print or PDF of State of WI historic property information, available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a></li><li>8. Additional attachments that may assist in understanding the proposed work</li></ol>
<div data-bbox="690 1808 933 1843">EXHIBIT: _____</div>	



April 24, 2024

Joel Tomlin- owner

30 Railroad St.

Evansville, WI. 53536

Joel put this letter together when he was planning to appeal to Plan Commission. - CHS

EVANSVILLE PLANNING COMMITTEE

- 1.) Remove wood siding, replacing with restorative smooth vinyl siding
- 2.) Repair water damage underneath wood siding
- 3.) Install vapor barrier
- 4.) Save and paint all detail trim and ornamental trim- gable, sides, etc.
- 5.) Family member has lived in the home 45+ years
- 6.) Professional painter has looked at the home and says it is too far gone to paint.  
Too much damage has occurred to the cedar siding- split, cupped, rot
- 7.) Cost prohibitive to replace house with cedar siding @ \$48,000.00
- 8.) Cost to replace wood siding with smooth vinyl siding @ \$15,500.00

Thank you,

Joel Tomlin



JOEL TOMLIN  
30 RAILROAD ST.  
EVANSVILLE, WI 53536

Options for consideration on 6/19/24

State historic tax credit is 25% of qualified project costs but maxes out at \$10,000.

**OPTION 1**

Remove:

Horizontal Wood Siding

Metal Flashing

Vapor Barrier

Replace With Restorative Smooth Vinyl Siding

Paint All Trim

COST: \$24,500.00

**OPTION 2**

Replace Wood Siding With 6" Cedar Siding

Metal Flashing

Paint Entire House Exterior

COST: \$58,700.00

**OPTION 3**

Remove Horizontal Siding

Replace With LP Siding (Hardy Plank)

Metal Flashing

Vapor Barrier

Paint Entire House Exterior

COST: \$54,800.00

















30



















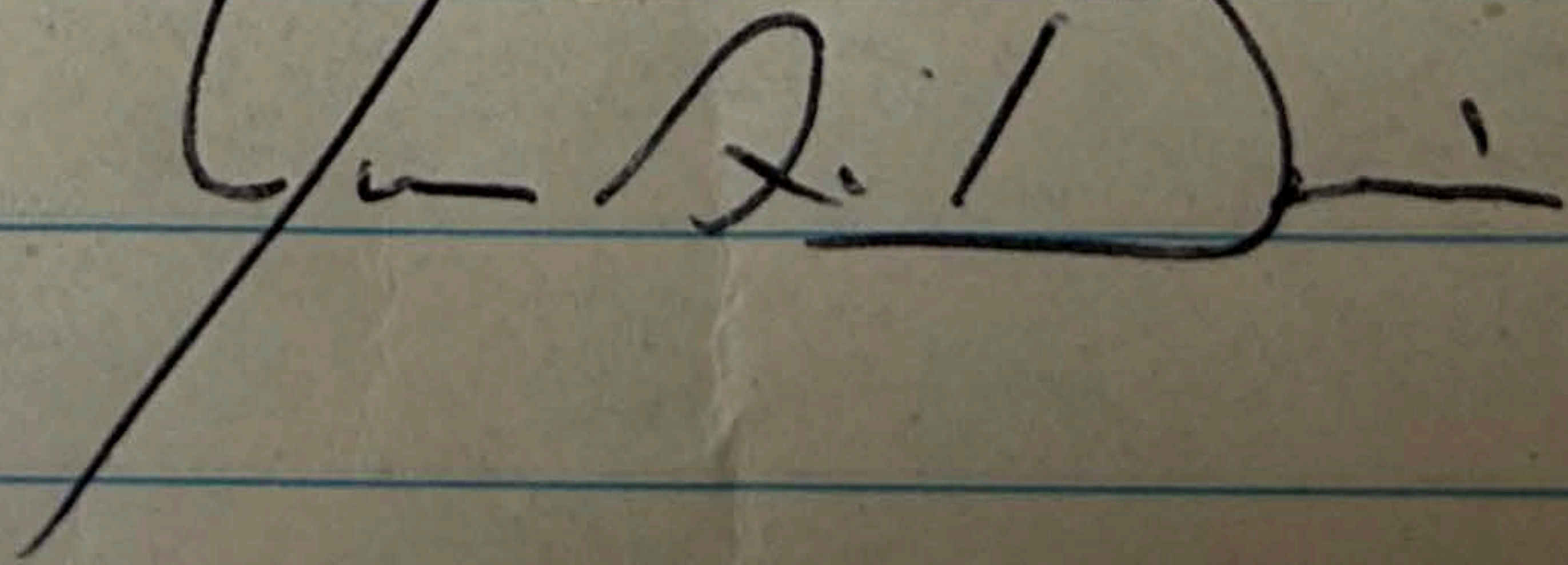
To Whom this may concern:

This refers to the house @ 30 Railroad St.  
Evansville, W. Previously owned by  
Duane & Rhonda Tomlin.

I painted the exterior of this house  
in '2005'.

About 3 years ago Duane & Rhonda  
contacted me again inquiring about  
painting it again. I looked at it &  
told them that it was not worth  
it. The siding & many other parts of  
the house are too far beyond saving.

J.D. Painting  
James A. Davis



4-16-24