

## NOTICE

A meeting of the City of Evansville Historic Preservation Commission will be held on the date and at the time stated below in City Hall, 31 South Madison Street, Evansville, Wisconsin 53536. Notice is further given that members of the City Council might be in attendance. Requests for persons with disabilities who need assistance to participate in this meeting should be made by calling City Hall: (608)-882-2266 with as much advance notice as possible. Please silence cell phones and electronic devices during the meeting.

City of Evansville **Historic Preservation Commission**  
Regular Meeting  
Wednesday, February 19, 2020, 6:00 p.m.  
City Hall (Third Floor), 31 South Madison Street

### AGENDA

1. Call to Order.
2. Roll Call.
3. Motion to approve the agenda.
4. Motion to waive the reading of the January 23, 2020 minutes and approve them as printed.
5. Civility reminder.
6. Citizen appearances.
7. Action Items.
  - A. 21 E Main – New Wall and Projecting Sign (Application SIGN-2020-01)
  - B. 133 Grove – Replace Roof and Windows (Application HPC-2020-07)
  - C. 5 Maple – New Wall Sign (Application SIGN-2020-02)
  - D. 145 Highland – Replace Railings (Application HPC-2020-09)
8. Discussion Items.
  - A. 14 Railroad – Discussion with Property Owner
9. Old Business.
10. Report of the Community Development Director.
  - A. Staff issued Certificates of Appropriateness: 132 W Main – Replace Gutters (Application HPC-2020-10)
11. Correspondence, Comments or Concerns
12. Next Meeting Dates:
  - A. Centennial Building Ribbon Cutting – February 28 at 2pm
  - B. *March 18, 2020 at 6pm; April 15, 2020 at 6pm; May 20, 2020 at 6pm; and June 17, 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  
Wednesday January 23, 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:**

<b>Members</b>	<b>Present/Absent</b>	<b>Others Present</b>
Chair Dan Stephans	P	Community Development Dir. Jason Sergeant
Vice-chair Steve Culbertson	P	Lisa Bua, Applicant
Gene Lewis	P	Kari Zarecki, Applicant
Ald. Joy Morrison	P	Brian Fick, Applicant
Matt Koser	P	Cynthia A Hovorka
Cheryl Doerfer	P	John & Sandy Decker
Steve Christens	A	

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

**4. Motion to waive the reading of the minutes from the December 18, 2019 meeting and approve them as printed by Culbertson, seconded by Morrison. Approved unanimously.**

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

**6. Citizen appearances.** None.

**7. Applications**

- A. 10 W Liberty – Replace Windows (Application HPC-2019-68).** Initiated by City Enforcement Action due to work being done on the property without Historic Preservation Committee approval and without a Building Permit. Lisa Bua presented more information regarding the windows to be replaced. During discussion it was determined the windows would be double hung and no mullions, with the same size and appearance of the historic windows. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the following conditions: the siding is not approved at this time, windows will be double hung, no mullions, same size and appearance as the original windows, and the five windows are 1 south, 2 west, 1 east, and the other 1 east window that the owner replaced is to be replaced again with same size and appearance as the original historic window; by Koser, seconded by Morrison.**  
**Discussion:** Bau said she is contesting the replacing of the east window she replaced that changed the size and appearance of original window. Stephans commented that she could go through the appeal process and appeal the decision.  
**Approved unanimously.**

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**B. 29 W Liberty – Replace Windows (Application HPC-2020-04).** K Zarecki informed the commission the previous owner had replaced  $\frac{3}{4}$  of the windows of the home. Zarecki said they replaced the remaining  $\frac{1}{4}$  of the windows before they were aware of the WI State Historical guidelines. The windows they replaced were not original. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form.** by Koser, seconded by Culbertson. *Approved unanimously.*

**C. 19 – 33 W Main – Replace Front Door (Application HPC-2020-05).** B Fick presented to the commission replacing the front doors as they are weathered and not original, adding entrance doors to the northwest corner of building as it was an original entrance to the building, along with replace/repair roofing, gutters, tuckpoint, brickwork, and chimney brickwork. Project received NPS Certification #40518. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form** by Culbertson, seconded by Morrison. *Approved unanimously.*

**8. New Business: Discussion Items:**

**A. 26 W Garfield – Replace Roof, Porch, Siding, Foundation Covering (Application HPC-2020-02).** Initiated by City Enforcement Action, Original Material Replacement sited the front stairs. In reviewing the application, and the information presented by C Hovorka, the only item up for approval was the roof. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form with the following condition: the roof is the only item for approval on the application by Culbertson,** seconded by Lewis . *Approved unanimously.*

**B. 24 E Main – Replace Front Door (Application HPC-2020-05).** J Decker informed commission of the problems with the proper function and safety front doors. Carpenter contractor has exhausted repair efforts to eliminate gap at threshold due to settlement of the structure. Replacement will be similar in design, color, scale, and architectural appearance. Door swing will change to swing out which is not in accordance with the city code. L Schalk reviewed and signed the building permit and allowed the door to swing out as stated in the application. **Motion to accept the application finding the proposal meets the criteria outlined in the decision form** by Culbertson, seconded by Morrison . *Approved unanimously.*

**9. Old Business.** None

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

**A. Staff Issued certificates of appropriateness.** 306 W Main – Roof (Application HPC-2020-03).

**B. Presentation of Historic Preservation Commission’s 2019 Annual Report to the Common Council.** Stephans reported to the Planning Commission and was now asked to report to the Common Council on Tuesday, February 11, 2020 at 6:30 p.m. Stephans will clarify the city listing 3 historic districts, which includes Lake Leota and the Federal/State listing 4 historic districts of Evansville, resulting in showing Lake Leota as the 4<sup>th</sup> historic district. Evansville would be among a few cities having more than 3 historic districts.

**11. Correspondence, Comments and Concerns.** Sergeant explained the hiring of city position that will have a share time split between the Police Department and the City Department. This position would assist the city in the process of building permits, creating efficiency of the building permit/application process.

**12. Next Meeting Dates:** Wednesday: March 18, April 15, 2020 at 6:00 p.m.

**13. Motion to Adjourn by Doerfer, seconded by Culbertson. Approved unanimously.**



**SIGN APPLICATION**  
**Evansville, Wisconsin**  
 Version: September 28, 2015

SIGN-2020-01

**General instructions.** Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, contact the Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.com](mailto:jason.sergeant@ci.evansville.wi.com). You may download this application as a Microsoft Word file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

**1. Applicant information**

Applicant name Grove Partners  
 Street address 5 Maple St  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number (608) 882-0897  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any do14241gad@gmail.com

**2. Individual or firm erecting sign**

Name \_\_\_\_\_  
 Company RM Berg General Contractor  
 Street address 5 Maple St  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number 608-334-8416  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any [bergrental@att.net](mailto:bergrental@att.net)  
 Name of insurance company Mosher and Associates  
 Insurance company address 15 E Main St

**3. Proof of insurance.** If a firm or individual that is in the business of erecting, repair please attach proof of liability insurance with the following minimum coverage: \$100 property damage.

**4. Subject property information (where the sign will be located)**

Street address	21 E Main St Evansville, WI 53536			
Parcel number	6 - 27 - <u>113</u>	Note: the parcel numt obtained from the City		
Current zoning classification(s)	B-2	Note: The zoning distr		
	Business Districts	B-1	B-2	B-3 B-4
	Planned Office District	O-1		
Industrial Districts	I-1	I-2	I-3	

**- Office Use Only -**

Application fee	\$75.00 + \$0.50/sq.ft.
Receipt number	<u>1.139545</u>
Date of determination of completeness	<u>1/30/20</u>
Name of zoning administrator	<u>J.S.</u>
Application number	<u>2020-01</u>
Authorization	_____

CITY OF EVANSVILLE  
 31 SOUTH MADISON STREET  
 PO BOX 529  
 EVANSVILLE WI 53536 608-882-2266  
 Receipt No: 1.139545 Jan 28, 2020

GROVE PARTNERS LLC  
 Previous Balance: .00  
 LICENSES/PERMITS  
 PERMITS/SIGN -21 E MAIN ST 182.00  
 10-44400-560  
 ZONING PERMITS & FEES  
 Total: 182.00

CHECK  
 Check No: 3327 182.00  
 Payor:  
 GROVE PARTNERS LLC  
 Total Applied: 182.00  
 Change Tendered: .00

Duplicate Copy  
 01/28/2020 11:53AM

SIGN APPLICATION  
Evansville, Wisconsin  
Version: September 28, 2015

SIGN-2020-01

5. Design review.

Is the proposed sign located within a historic preservation district and/or the central business district (B-2)?  
Is the proposed sign a sandwich board sign?

Yes     No  
 Yes     No

If you answered yes to both of the questions, provide a sketch of the proposed sign that shows lettering, logos, and other graphics and the overall color scheme. You can use the space below or attach a drawing to this application.

The Evansville Historic Preservation Commission must review and approve the design of the sign, before the application is reviewed to ensure it meets other standards contained in the city's sign code.



**SIGN APPLICATION**  
**Evansville, Wisconsin**  
 Version: September 28, 2015

**SIGN-2020-01**

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

Dimensions:	14'x2'
Materials:	plastic
Illumination, if any:	none
Location on the property:	Above the storefront window at 19 E main St
Height above grade:	13'
For wall signs, the area of the building's face to which the sign will be attached:	_1050_ square feet

**7. Type of signs.** For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall	0	0	1	28
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground				
Pole sign	A sign that is principally supported by one or more columns or poles				
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that his mounted on the face of a building and is constructed on non-rigid materials (like canvas)				
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass				
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.				
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face			1	4
Other	Any type of signage that does not fall into one of the above categories				
Total					

SIGN APPLICATION  
Evansville, Wisconsin

Version: September 28, 2015

SIGN-2020-01

8. Applicant certification

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the Community Development Director for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.



1/16/2020

Applicant Signature

Date

Governing Regulations

The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.

9. Authorization – for official use only.

<p>_____</p> <p>Historic Preservation Commission</p>	<p>_____</p> <p>Date</p> <p>Comments, if any:</p>
<p>_____</p> <p>Community Development Director</p>	<p>_____</p> <p>Date</p> <p>Comments, if any:</p>



JAN 30 2020  
CITY OF EVANSVILLE

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

\$0.00  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>JOHN + JEAN PETRI</i>	<i>133 GROVE ST</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>133 GROVE ST</i>	<b>The following information is available on the property's tax bill:</b>
	<i>EVANSVILLE WI 53536</i>	
	Applicant Phone: <i>608-498-6921 (John)</i>	Parcel Tax ID Number: <i>222 540007</i>
	Applicant Email: <i>twojrps@gmail.com</i>	Parcel Number: <i>6-27-<del>4</del> 506</i>
	<b>If different from above, please provide:</b>	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a>:</b>
	Owner Name:	
	Owner Address:	Historic Property Name:
	<i>AUGUST FRUCHEN HOUSE</i>	
Owner Phone:	AHI Number: <i>140921</i>	
Owner Email:	Contributing: <input checked="" type="radio"/> Yes <input type="radio"/> No	

**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:

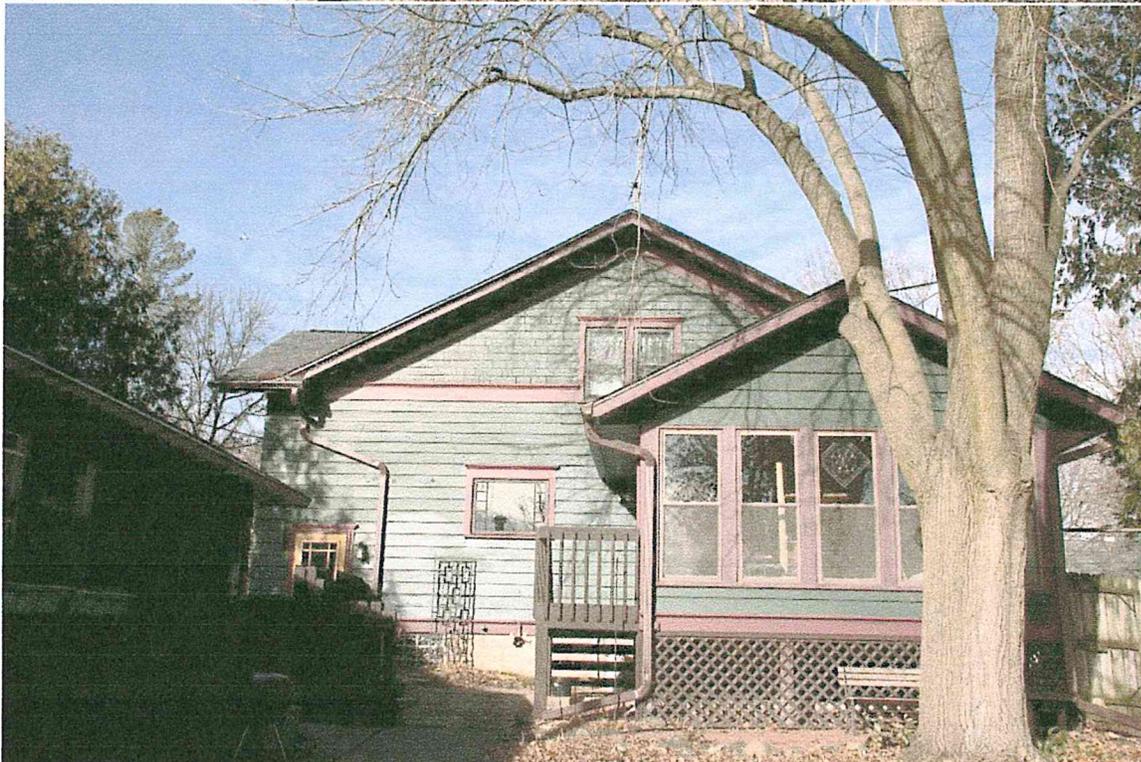
*John Petri*  
Owner or Applicant Signature

DATE:

*1/28/20*

SECTION	PROPOSED WORK CHECKLIST	
<h1>2</h1>	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
Work Category	Work Category Details	
<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input checked="" type="checkbox"/> Minor repair	<input checked="" type="checkbox"/> Shingles only <input checked="" type="checkbox"/> Soffit, fascia, or trim work ( <i>possible</i> ) <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match existing historic materials (metal, etc.) <input type="checkbox"/> Use new modern materials (vinyl, etc.)
<input type="checkbox"/> Siding	<input type="checkbox"/> Minor repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Change of materials <input type="checkbox"/> Match historic materials (wood, cement board, etc.) <input type="checkbox"/> Use modern materials (plastic, vinyl aluminum, etc.)
<input checked="" type="checkbox"/> Exterior windows and doors	<input type="checkbox"/> Add new <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <input type="checkbox"/> Match historic materials (wood, metal, glass, etc.) <input type="checkbox"/> Use modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Removal, covering or alteration of original trim <i>Replace existing modern replacement windows</i>
<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>COMPLETE TEAR-OFF AND REPLACEMENT OF ASPHALT SHINGLES; INCLUDES INSTALLATION OF ICE DAM SHIELD. IF LEAKAGE IN <sup>THE</sup> <del>THE</del> CORNER HAS CAUSED ROTTING OF SHEATHING OR STRUCTURE, THEN (-100% <del>BASE</del>) REPAIR OF STRUCTURE WILL BE NEEDED. ANY TRIM REPLACEMENT WILL BE WITH IDENTICAL MATERIAL</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>ONLY IF REQUIRED DUE TO ROTTING</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>IT WON'T BE KNOWN IF TRIM NEEDS REPAIR UNTIL ROOF IS REMOVED ANY TRIM/FASCIA/SOFFIT REPLACEMENT WILL BE WITH IDENTICAL MATERIALS (WE HAVE SOURCES FOR THE BRADBOARD AND TRIM; FASCIA WILL BE REPLACED WITH WOOD, IF REQUIRED)</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>NO</p>
<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.)</p>	
<p>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>	
<p>WE ARE REPLACING EXISTING ARCHITECTURAL ASPHALT SHINGLES WITH THE SAME TYPE OF SHINGLES, THE PROJECT MAY REQUIRE STRUCTURAL REPAIRS, WHICH WILL BE MADE WITH MATERIALS IDENTICAL TO THOSE ON THE HOUSE. IN NO CASE WILL ALUMINUM OR VINYL TRIM/FASCIA/SOFFIT BE PUT ON THE HOUSE.</p>	

5-1 ROOF

HPC-2020-07  
Roof



NE Corner:



Note that an ice dam during the winter of 2018-2019 caused icicles to form between the beadboards on the soffit. These icicles "popped" the paint covering the beadboard. The contractor has probably found rot under the shingles on this corner and we assume that the sheathing will need to be replaced. It cannot be known until the sheathing is removed whether or not repair/replacement of the corner structure will be needed. Based on the visible damage, we hope that the soffit and fascia may only require paint.

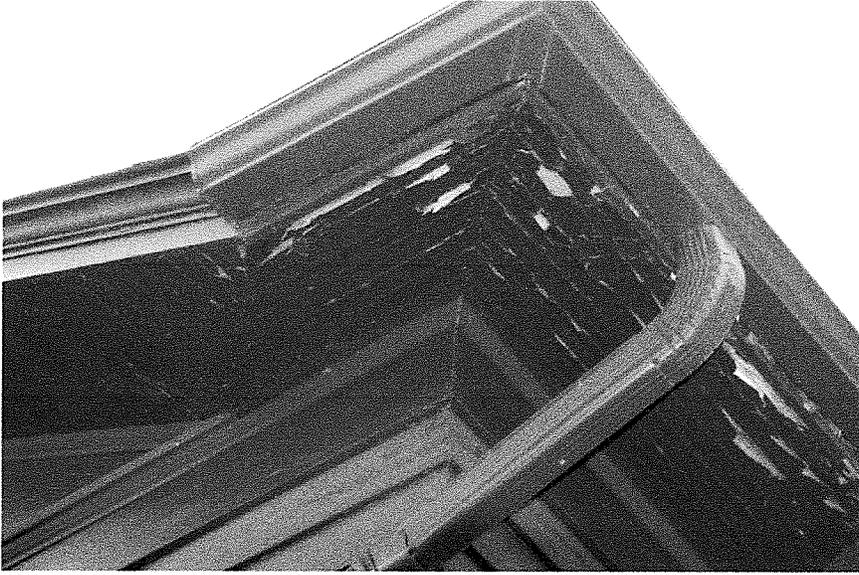
5-5

Closeups of NE corner:



5-5

HPC-2020-07  
Roof



5-2 ROOF

HPC-2020-07

Roof

# Estimate

Dale Walker Roofing Contractor LLP

2375 W. Creedy Rd.  
Beloit, WI 53511

Date	Estimate #
1/20/2020	2365

Name / Address
John & Jean Petri 133 Grove St Evansville, WI 53536

Member of South Central  
Wisconsin Builders  
Association

Project

Description	Cost	Total
<p>Remove all existing roofing materials, replacement shingles will be Certainteed Landmark Laminated Shingles, color to be chosen by owner.</p> <p>Install Ice and Water Shield Underlayment along all bottom edges and in valleys.</p> <p>Install 15 lb Felt Underlayment.</p> <p>Install Plumbing Pipe Flashings.</p> <p>Install Aluminum O.D.E. edge metal along all gable edges.</p> <p>Install new Omni Roll shingle vent on peaks for increased attic ventilation.</p> <p>Install new soffit vent covers on lower corners of gables to try and increase air flow into attic space area.</p> <p>All flashings on walls will remain as is. If new flashings or alterations to walls are needed to make walls function properly with the installation of new shingles, this will be discussed and agreed upon with home owner before work is completed.</p> <p>Clean up and Dispose of all waste.</p> <p>Material, Labor and Disposal@</p>	8,850.00	8,850.00
<p>Thank you for considering us for your roofing needs! Darby - 608-751-6681 ~ Dale - 608-751-4156</p>		Total

Signature

Phone #	Fax #
608-751-6681	

\* OWENS CORNING  
PREFERRED  
CONTRACTOR

\* CERTAINTEED  
MASTER SHINGLE  
APPLICATOR

5-2 ROOF

HPC-2020-07

Dale Walker Roofing Contractor LLP

Roof

**Estimate**

2375 W. Creedy Rd.  
Beloit, WI 53511

Date	Estimate #
1/20/2020	2365

<b>Name / Address</b>
John & Jean Petri 133 Grove St Evansville, WI 53536

Member of South Central  
Wisconsin Builders  
Association

**Project**

Description	Cost	Total
<p>Dale Walker Roofing will not be responsible for any Internet or satellite services currently mounted to roof that may need recalibration due to removal and reinstallation for installation of new roofing materials.</p> <p>* Any deteriorated Plywood, soffit material, fascia and crown mold, roof framing and decking found after removal of roofing material will be removed and reinstalled and a time and material rate will be discussed and agreed upon with homeowner before any work is done.</p> <p>*3 year warranty on all Labor. *Manufacturer warranty on all materials. *Paid in Full upon completion. *If this proposal meets your approval~please sign one copy and return for scheduling. *Any costs for historical permits or variances for installation of new roof will be taken care of by home owner. If any material samples are needed we will supply them.</p>		
<p>Thank you for considering us for your roofing needs! Darby - 608-751-6681 ~ Dale - 608-751-4156</p>	<b>Total</b>	\$8,850.00

Signature \_\_\_\_\_

Phone #	Fax #
608-751-6681	

\* OWENS CORNING  
PREFERRED  
CONTRACTOR

\* CERTAINTED  
MASTER SHINGLE  
APPLICATOR

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 EXISTING REPLACEMENT WINDOW IN UPPER LEVEL. SEE EXISTING APPLICATION HPC-2019-02 FOR DETAILS ON THE WINDOWS TO BE INSTALLED. NOTE THAT THE CURRENT WINDOWS DO NOT HAVE DIVIDED GLAZERS WHILE THE NEW WINDOWS WILL BE DIVIDED</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? 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>

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? NO</p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits. SEE EXISTING APPLICATION HPC-2019-2</p>



Existing Windows (to be replaced)

All but one of the windows look like this.

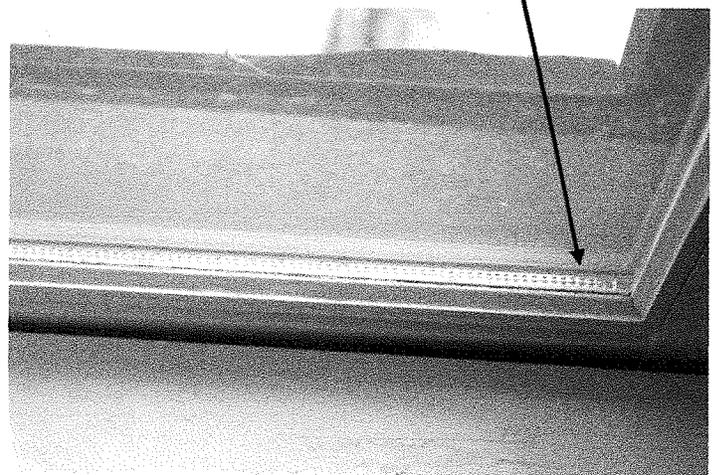


Closeups of the window

Note the modern lock and lack of divided light (the verticals are simply a pop-in piece of wood):



Also note the obviously modern double-pane glass:



**The other window is from a different maker**

This window is entire of metal without any attempt at dividing the upper light.



Closeup, showing the modern divided window pane.



SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. <b>Each attachment should be marked with an exhibit number.</b>

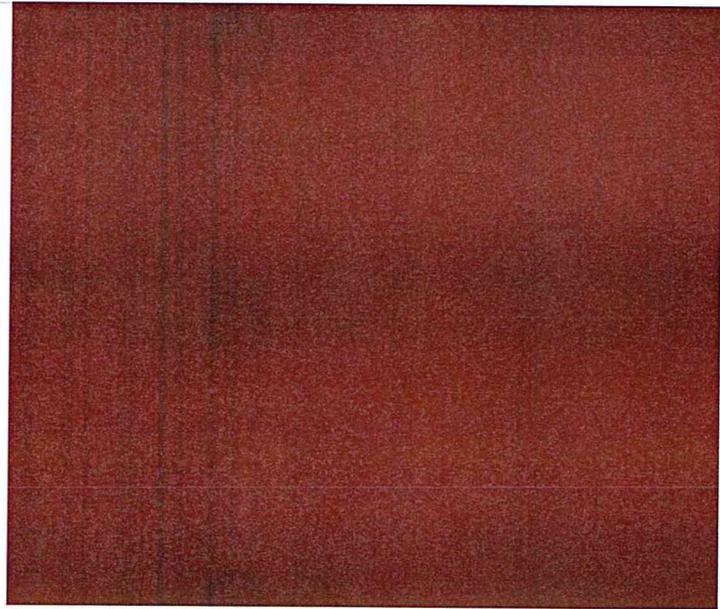
### Clad Color Options



### Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

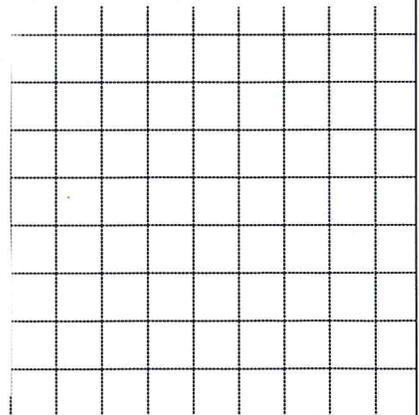


Wineberry

A high-quality window deserves a dependable finish. Our low-maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance

### Patterns

Marvin's custom capabilities allow us to create almost any divided lite pattern you can dream up, with combinations of widths, unique profiles, rectangular or radius cuts and more. Choose from an existing lite cut, specify custom divided lites according to a new





BROWSE ▾

ABOUT

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## PROPERTY RECORD 133 GROVE ST

### Architecture and History Inventory

PRINT

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#### NAMES ▶

Historic Name: **AUGUST FRUCHEN HOUSE**  
Other Name: **HANSEN RESIDENCE**  
Contributing: **Yes**  
Reference Number: **140921**

#### PROPERTY LOCATION ▶

Location (Address): **133 GROVE ST**  
County: **Rock**  
City: **Evansville**  
Township/Village:  
Unincorporated Community:  
Town:  
Range:  
Direction:  
Section:  
Quarter Section:  
Quarter/Quarter Section:

#### PROPERTY FEATURES ▶

Year Built: **1912**  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Bungalow**  
Structural System:  
Wall Material: **Clapboard**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

#### DESIGNATIONS ▶

National/State Register Listing Name: **Grove Street Historic District**  
National Register Listing Date: **8/10/2011**  
State Register Listing Date: **11/19/2010**  
National Register Multiple Property Name:

#### NOTES ▶

#### RESOURCE DESCRIPTIONS

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

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

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

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

#### RELATED ARTICLES

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

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

Related products from our Online Store:



## 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:

REPLACE ROOF & WINDOWS

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: 133 GROVE	Tax ID Number: 222 040007
Historic Property AHI Number: 140921	Parcel Number: 6-27-506



**SIGN APPLICATION**  
**Evansville, Wisconsin**  
 Version: September 28, 2015

**SIGN-2020-02**    **7C**  
 6-27-113  
 5 Maple Street

**General instructions.** Complete this application as it applies to your project and submit one copy to the City Clerk along with the required application fee. If you have any questions, contact the Community Development Director at 608.882.2285 or [jason.sergeant@ci.evansville.wi.com](mailto:jason.sergeant@ci.evansville.wi.com). You may download this application as a Microsoft Word file off of the City's website at: [www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov).

**- Office Use Only -**

\$6.90 → Application fee	\$75.00 + \$0.50/sq.ft.
Receipt number	1.139634
Date of determination of completeness	2/5/2020
Name of zoning administrator	J. S.
Application number	SIGN-2020-02
Authorization	

**1. Applicant information**

Applicant name Grove Partners  
 Street address 5 Maple St  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number (608) 882-0897  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any do14241gad@gmail.com

**2. Individual or firm erecting sign**

Name \_\_\_\_\_  
 Company RM Berg General Contractor  
 Street address 5 Maple St  
 City Evansville  
 State and zip code WI 53536  
 Daytime telephone number 608-334-8416  
 Fax number, if any \_\_\_\_\_  
 E-mail, if any bergrental@att.net  
 Name of insurance company Mosher and Associates  
 Insurance company address 15 E Main St

**3. Proof of insurance.** If a firm or individual that is in the business of erecting, repairing, maintaining, or relocating signs will be installing the sign, please attach proof of liability insurance with the following minimum coverage: \$100,000 bodily injury and \$200,000 aggregate and \$100,000 property damage.

**4. Subject property information (where the sign will be located)**

Street address	5 Maple St    Evansville, WI 53536	
Parcel number	6 - 27 - <u>113</u> . _____	Note: the parcel number can be found on the tax bill for the property or may be obtained from the City.
Current zoning classification(s)	B-2	Note: The zoning districts are listed below.
	Business Districts    B-1    B-2    B-3    B-4	Paid To:
	Planned Office District    O-1	City of Evansville
	Industrial Districts    I-1    I-2    I-3	-----

75  
 + 6.90  
 -----  
 \$81.90

40.95 GROVE  
 40.95 BERG  
 -----  
 \$81.90

Receipt: 1.139634    81.90  
 GROVE PARTNERS  
 Feb 4, 2020 09:56AM

SIGN-2020-02

6-27-113

5 Maple Street

50"

20"

Grove Partners, LLC



**BERG**  
—HOMES<sup>LLC</sup>—  
*New Home Construction & Sales*

6.9 sq ft.

6.9 sq ft

**SIGN APPLICATION**  
**Evansville, Wisconsin**  
Version: September 28, 2015

**SIGN-2020-02**

6-27-113

5 Maple Street

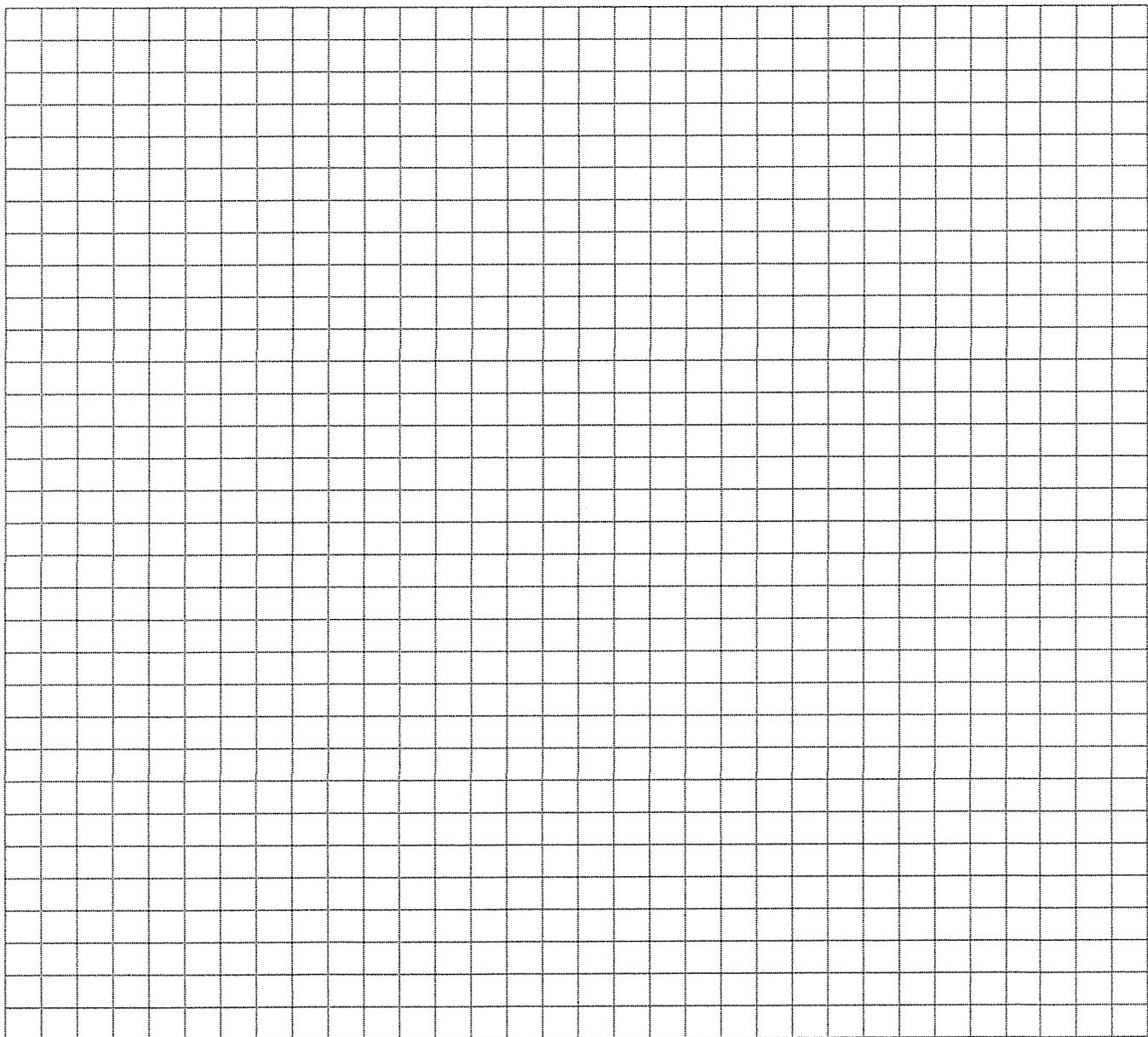
**5. Design review.**

Is the proposed sign located within a historic preservation district and/or the central business district (B-2)?  
Is the proposed sign a sandwich board sign?

Yes     No  
 Yes     No

If you answered yes to both of the questions, provide a sketch of the proposed sign that shows lettering, logos, and other graphics and the overall color scheme. You can use the space below or attach a drawing to this application.

The Evansville Historic Preservation Commission must review and approve the design of the sign, before the application is reviewed to ensure it meets other standards contained in the city's sign code.



**SIGN APPLICATION**  
**Evansville, Wisconsin**  
 Version: September 28, 2015

**SIGN-2020-02**  
 6-27-113  
 5 Maple Street

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

Dimensions:	
Materials:	plastic
Illumination, if any:	none
Location on the property:	Above the storefront window/door at 5 Maple St.
Height above grade:	8'
For wall signs, the area of the building's face to which the sign will be attached:	_3745_ square feet

**7. Type of signs.** For each of the sign types below, indicate the number and total area of existing and proposed signage.

Sign Type	Description	Existing Signs		Proposed Signs	
		Number	Total Area (square feet)	Number	Total Area (square feet)
Wall sign	A wall sign is affixed to or painted on a wall surface and may not extend more than 16" from the face of the wall	0	0	1	
Ground sign	A sign where the bottom of the sign is generally in contact with or in close proximity to the ground				
Pole sign	A sign that is principally supported by one or more columns or poles				
Awning sign	A sign placed on the vertical flap of an awning which is defined as a retractable, roof-like structure that his mounted on the face of a building and is constructed on non-rigid materials (like canvas)				
Canopy / marquee sign	A sign placed on the vertical flap of a canopy or marquee which is defined as a permanent, roof-like structure that is mounted on the face of a building and is constructed of a durable, rigid material such as metal, plastic, or glass				
Portable sign	A sign that is not permanently attached to the ground and is designed to be easily moved from one location to another. Examples are sandwich boards or reader boards with supports or wheels.				
Projecting sign	A sign that is attached to a building and which is perpendicular to it's face				
Other	Any type of signage that does not fall into one of the above categories				
<b>Total</b>					

**SIGN APPLICATION**  
**Evansville, Wisconsin**  
 Version: September 28, 2015

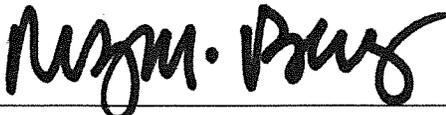
**SIGN-2020-02**

6-27-113

5 Maple Street

**8. Applicant certification**

- ◆ I certify that the application is true as of the date it was submitted to the City for review.
- ◆ I understand that it is my responsibility to call the Community Development Director for an inspection following completion of the sign.
- ◆ I understand that it is my responsibility to call Digger's Hotline if digging is required to install the sign.

	<p align="center" style="font-size: 2em; font-family: cursive;">2/3/2020</p>
---	--

Applicant Signature

Date

<b>Governing Regulations</b>	The procedures and standards governing this application process are found in Chapter 130, Article 10 of the Municipal Code.
------------------------------	---

**9. Authorization – for official use only.**

<p>_____</p> <p>Historic Preservation Commission</p>	<p>_____</p> <p>Date</p>	<p>Comments, if any:</p>
<p>_____</p> <p>Community Development Director</p>	<p>_____</p> <p>Date</p>	<p>Comments, if any:</p>

CITY OF EVANSVILLE  
 31 SOUTH MADISON STREET  
 PO BOX 529  
 EVANSVILLE WI 53536  
 608-882-2266  
 Receipt No: 1.139634  
 Feb 4, 2020

GROVE PARTNERS

Previous Balance: .00

PLANNING/DEVELOPMENT REVENUE 81.90

SIGN PERMIT APPLICATION 5  
 MAPLE STREET  
 10-48900-550  
 MISC REVENUE (GF)

-----  
 Total: 81.90  
 =====

CHECK  
 Check No: 3332 40.95  
 Payor:  
 GROVE PARTNERS

CHECK  
 Check No: 11938 40.95  
 Payor:  
 RW BERG

-----  
 Total Paid: 81.90  
 Total Applied: 81.90  
 -----  
 Change Tendered: ""  
 =====

02/04/2020





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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

SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <u>JOHN Willoughby</u>	Historic Property Address: <u>145 Highland St.</u>
	Applicant Mailing Address: <u>15 Starfield Ave.</u> <u>Evansville, WI 53536</u>	Evansville, WI 53536
	Applicant Phone:	<b>The following information is available on the property's tax bill:</b>
	Applicant Email:	Parcel Tax ID Number: <u>222 023620</u>
	<b>If different from above, please provide:</b>	Parcel Number: <u>6-27-418</u>
	Owner Name:	<b>The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org">www.wisconsinhistory.org</a>:</b>
	Owner Address:	
		Historic Property Name:
	Owner Phone:	AHI Number: <u>84827</u>
	Owner Email:	Contributing: Y or N

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

- 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)
- 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: John Willoughby DATE: 2/17/2020  
Owner or Applicant Signature

SECTION		PROPOSED WORK CHECKLIST
<h1 style="font-size: 48px; margin: 0;">2</h1>		<p>Please check all boxes that apply and provide more detail in Sections 3 and 4:</p>
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 checked="" 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 checked="" type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking
<input type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> Recreating <input type="checkbox"/> Matching existing materials <input type="checkbox"/> Other: _____
<input type="checkbox"/> New construction	<input type="checkbox"/> Addition <input type="checkbox"/> New building <input type="checkbox"/> Façade alteration	<input type="checkbox"/> Recreating missing architectural features <input type="checkbox"/> Removing architectural features <input type="checkbox"/> Other: _____
<input type="checkbox"/> Signage and exterior lighting	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement	<input type="checkbox"/> <b><u>Signage (Complete Sign Permit Application instead).</u></b> <input type="checkbox"/> Lighting <input type="checkbox"/> New alternative materials <input type="checkbox"/> Matching existing materials
<input type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____

SECTION	PROPOSED WORK SUMMARY
3	<p><b>3A</b> For each Item that was checked in the left-hand column of Section 2, provide a more detailed description of the work proposed to be done:</p>
	<p><i>Replace porch spindles</i></p>
	<p>Pursuant to State Statute 62.23(7)(em)(2m) replacement materials shall be similar in design color, scale, architectural appearance, and other visual qualities. Please help the HPC or city staff better understand your project proposal by providing the following information:</p>
	<p><b>3B</b> Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc? <i>yes</i></p>
	<p><b>3C</b> If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</p>
	<p><i>original (?) spindles are rotten and need replacement.</i></p>

SECTION	SUPPLEMENTAL QUESTIONS
4	<p><b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?</p>
	<p><i>No.</i></p>
	<p><b>4B</b> Please briefly describe how the proposed work will conform to the Standards and Guidelines of the Secretary of the U. S. Dept. of the Interior for the Rehabilitation of Historic Properties (available at <a href="http://www.nps.gov/tps/standards/rehabilitation.htm">www.nps.gov/tps/standards/rehabilitation.htm</a> and at City Hall.) Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</p>
	<p><i>The original spindles will be replaced with</i></p>
	<p><i>modern copies.</i></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>

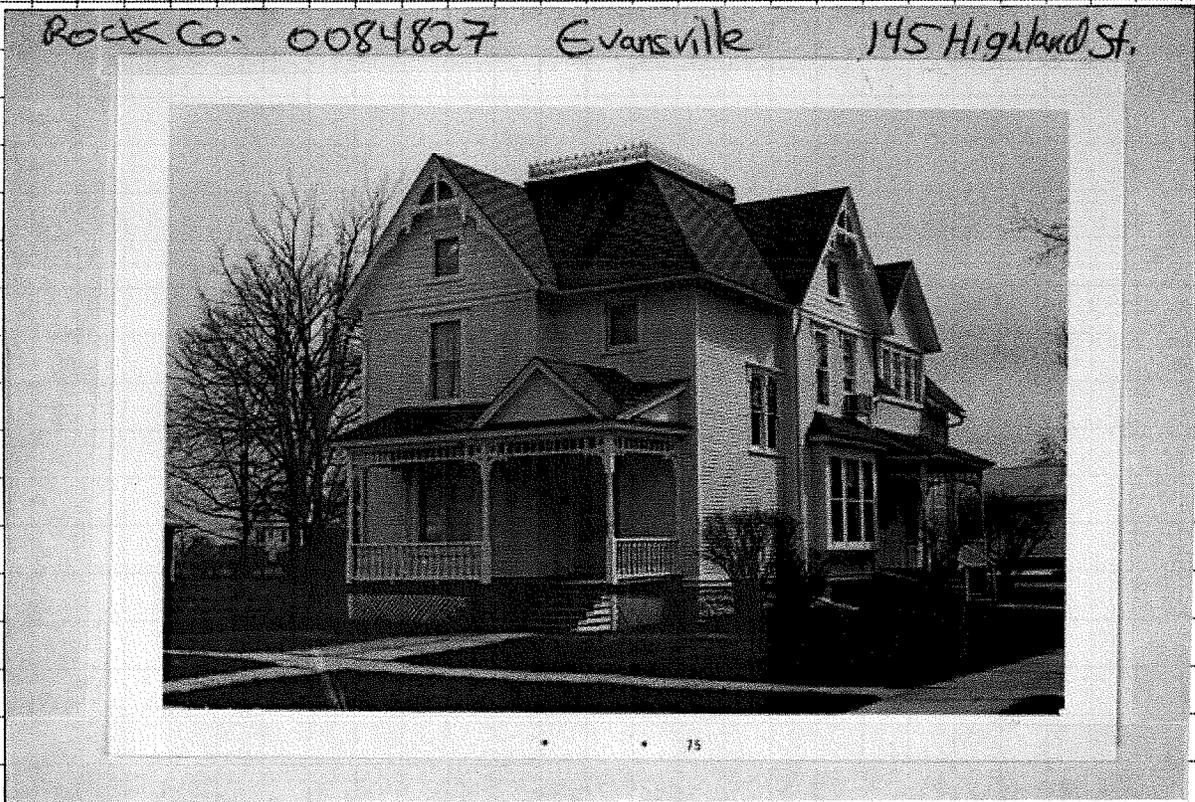


EXHIBIT: A c. 1970 photo

SECTION	SUPPLEMENTAL ATTACHMENTS
5	Use this sheet to attach any additional items. <b>Each attachment should be marked with an exhibit number.</b>

### New Message

1 message

[jwilloughby@charter.net](mailto:jwilloughby@charter.net) <jwilloughby@charter.net>  
To: "jason.sergeant@ci.evansville.wi.gov" <jason.sergeant@ci.evansville.wi.gov>

Mon, Feb 17, 2020 at 12:09

Regarding the porch at 145 Highland St.:  
The website for the spindles is: [vintagewoodworks.com](http://vintagewoodworks.com). Under the heading "shop all spindles" we are looking at the traditional turned cedar 2" by 20" spindles or balusters. Hope this gives you an idea of what we are thinking of using on the porch. John



EXHIBIT: B

HPC-2020-09

From: 6082197879@mms.uscc.net  
Date: Feb 7, 2020, 1:51:00 PM  
To: bergrental@att.net







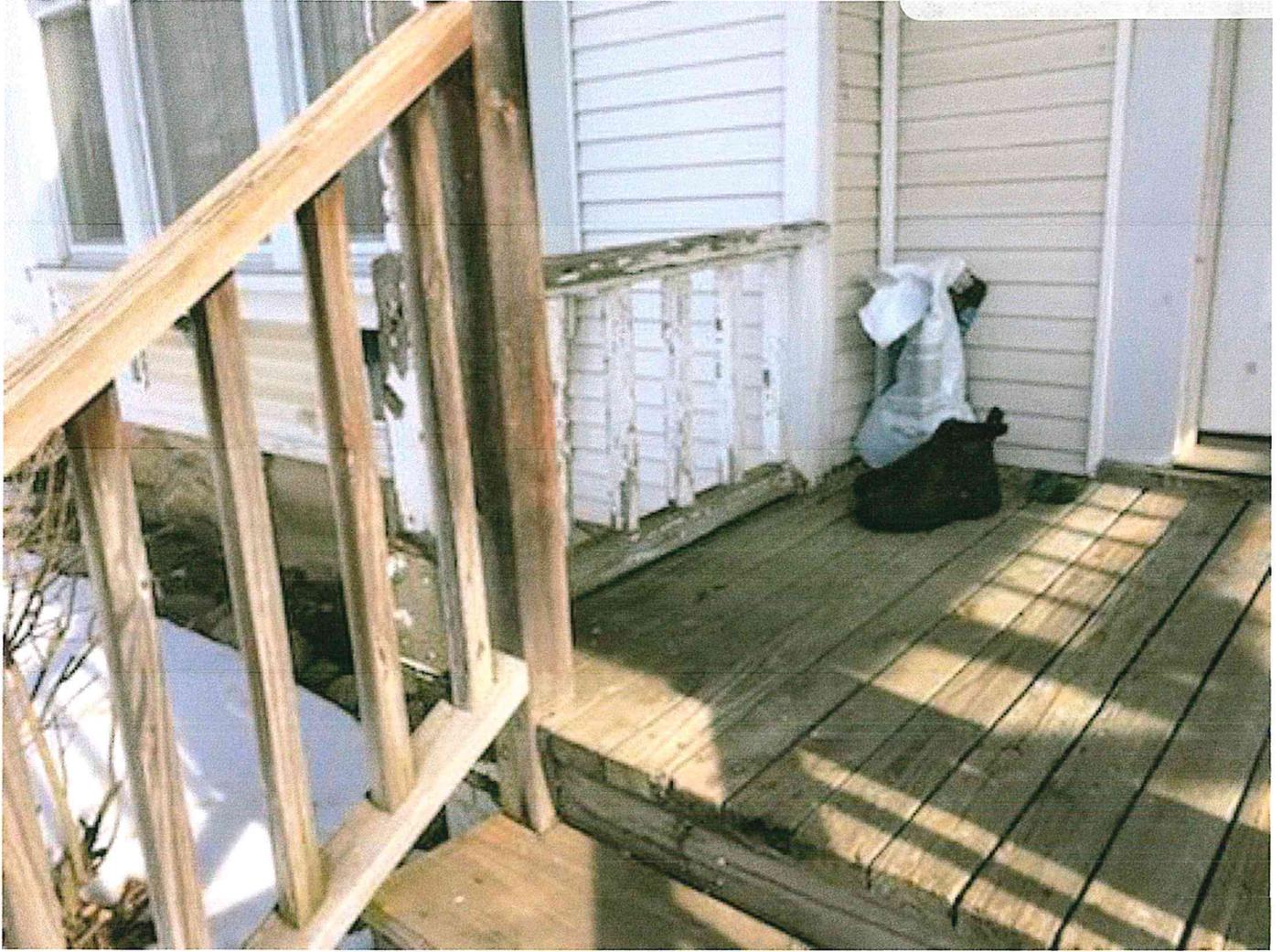














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Visit our other Wisconsin Historical Society websites!

Change website

HPC-2020-09



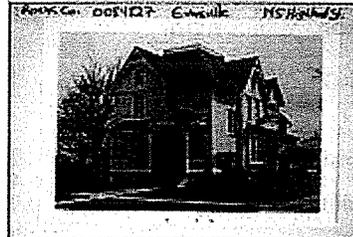
- BROWSE ▾
- ABOUT
- EVENTS
- SHOP
- MEMBERSHIP
- DONATE
- Q

PROPERTY RECORD

125 HIGHLAND ST  
145

Architecture and History Inventory

- PRINT
- EMAIL A FRIEND
- FACEBOOK
- TWITTER
- MORE...



NAMES ▾

Historic Name:  
 Other Name:  
 Contributing:  
 Reference Number: **84827**

PROPERTY LOCATION ▾

Location (Address): **125 HIGHLAND ST**  
 County: **Rock**  
 City: **Evansville**  
 Township/Village:  
 Unincorporated Community:  
 Town:  
 Range:  
 Direction:  
 Section:  
 Quarter Section:  
 Quarter/Quarter Section:

PROPERTY FEATURES ▾

145

Year Built:  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Queen Anne**  
Structural System:  
Wall Material: **Aluminum/Vinyl Siding**  
Architect:  
Other Buildings On Site: **0**  
Demolished?: **No**  
Demolished Date:

HPC-2020-09

## DESIGNATIONS ▶

## NOTES ▶

**Additional Information:** BUILT BETWEEN 1891 AND 1928. NOW RESIDED IN VINYL.

**Bibliographic References:** SANBORN-PERRIS FIRE INSURANCE MAPS OF EVANSVILLE. 1928 PLAT BOOK OF ROCK COUNTY, WI. MINNEAPOLIS: C. M. FOOTE & CO., 1891. 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.deroose@wisconsinhistory.org](mailto:joe.deroose@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".



# 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: 145 HIGHLAND ST.	Tax ID Number: 222 023020
Historic Property AHI Number: 84827	Parcel Number: 6-27-418



BROWSE ▼

ABOUT

EVENTS

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## PROPERTY RECORD

## 14 RAILROAD ST

## Architecture and History Inventory

PRINT

EMAIL A FRIEND

## NAMES ▶

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **85266**

## PROPERTY LOCATION

Location (Address): **14 RAILROAD ST**County: **Rock**City: **Evansville**

Township/Village:

Unincorporated Community:

Town:

Range:

Direction:

Section:

Quarter Section:

Quarter/Quarter Section:



## PROPERTY FEATURES ▶

Year Built:  
Additions:  
Survey Date: **2006**  
Historic Use: **house**  
Architectural Style: **Gabled Ell**  
Structural System:  
Wall Material: **Aluminum/Vinyl Siding**  
Architect:  
Other Buildings On Site:  
Demolished?: **No**  
Demolished Date:

## DESIGNATIONS ▶

National/State Register Listing Name: **Evansville Historic District**  
National Register Listing Date: **11/16/1978**  
State Register Listing Date: **1/1/1989**  
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 ▶

**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.derose@wisconsinhistory.org](mailto:joe.derose@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:

You're Invited to the  
*Grand Opening*  
of the *New Centennial Building*

Friday, February 28th

Tours from  
2:00 pm to 3:00 pm

of the Centennial Building Offices,  
Apartments, and  
Land Home Financial Services, Inc.

Chamber Ribbon Cutting 3:00 pm  
Speakers to Follow

Hors d' Oeuvres Catered  
by the Night Owl



Grove Partners, LLC



Centennial Building Rebuilt



Old Night Owl Restaurant

