

## 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 enough members of the City Council may be present to constitute a “meeting” under Wisconsin statutes and this constitutes notice of any such meeting. 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, September 17<sup>th</sup>, 2025  
**City Hall, 3<sup>rd</sup> Floor, 31 S Madison St, Evansville, WI**  
6:00 p.m.

1. Call to Order
2. Roll Call
3. Motion to approve the agenda.
4. Motion to waive the reading of the August 20<sup>th</sup>, 2025 minutes and approve as printed.
5. Civility reminder
6. Citizen appearances
7. Action Items
  - A. Motion to Pass Historic Preservation Commission Resolution 2025-01: Exterior Materials Standards
  - B. 119 Garfield Street - Replace original side door, repair porch steps/railings with treated wood (HPC-2025-192)
  - C. 20 W Liberty - Replace aluminum siding with vinyl, replace metal roof with asphalt on house, reroof garage (HPC-2025-193)
  - D. 22 Montgomery Court - Replace aluminum siding with vinyl, replace garage door, replace front stairs with Trex, Reroof house and garage with same materials, replace window trim around enclosed porch with same materials (HPC-2025-194)
  - E. 16 E Main – Replace second and third floor windows (HPC-2025-195)
  - F. 325 W Main – Cover asbestos siding with vinyl siding (HPC-2025-196)
  - G. 28 Mill Street – Replace Aluminum siding with smooth vinyl, replace gutters (HPC-2025-197)
8. Discussion Items
  - A. 246 W Liberty – Suggestions for Rehabilitation of Carriage House
9. Report of the Community Development Director
  - A. Staff Approved Certificates of Appropriateness
    - i. 103 W Main - Repair porch decking with same material (HPC-2025-185)
    - ii. 19 S Third - Reroof, gutters, replace siding in kind (HPC-2025-186)

- iii. 419 S First – Reroof (HPC-2025-187)
- iv. 15 N Second - Reroof, gutters, replace siding with same (HPC-2025-188)
- v. 246 W Church - Reroof, gutters, replace vinyl siding with same (HPC-2025-189)
- vi. 16 N Second - Reroof EPDM roof with same, gutters (HPC-2025-190)
- vii. 228 W Main – Reroof with same materials (HPC-2025-191)

10. Correspondence, Comments and Concerns

11. Next Meeting Date: October 15<sup>th</sup>, 2025, 6:00 p.m.

12. Motion to Adjourn.

**City of Evansville Historic Preservation Commission**  
**Regular Meeting**  
**Wednesday, August 20<sup>th</sup>, 2025 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	Jason Sergeant, City Administrator
Vice-chair Kelly Shannon	A	
Vicky Norton	P	
Gene Lewis	P	
Norman Barker	P	
Amy Corridon	P	
Steve Christens	P	
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- 3. Motion to approve the agenda as written by Christens, second by Barker. Motion carried unanimously.**
- 4. Motion to waive the reading of the minutes from the July 16<sup>th</sup>, 2025 and approve them as printed. Motion by Christens, seconded by Norton. Correction on location. Motion carried unanimously.**
- 5. Civility Reminder.** Stephans noted the City’s commitment to civil discourse.
- 6. Citizen appearances.**

- 7. Applications – Action Items:**
- A. Motion to Pass Historic Preservation Commission Resolution 2025-01: Exterior Materials Standards**  
The wording of the resolution did not match the commissioners’ recollection of what was discussed at the previous meeting. They would like to revisit it. No action taken.
- B. 219 W Liberty Street – Replace Aluminum Siding with Vinyl, Replace Round Front Porch Columns with round PVC columns (or similar) (HPC-2025-147)**  
Applicant not in attendance. No change to previous application.  
**Motion to table by Stephans, seconded by Christens. Motion carried unanimously.**

- C. 107 W Liberty Street – Repair porch decking and railing with same material, replace round wood front columns with round PVC columns, replace aluminum porch roof with rubber. (HPC-2025-160)**

**Motion to approve by Barker, seconded by Lewis. Motion carried unanimously.**

- D. 109 S Fourth – Vinyl window replacement in kind, remove existing wood siding, trim, soffit, and fascia with cedar siding and other wood for lead abatement. (HPC-2025-161)**

**Motion to approve by Christens, seconded by Norton. Motion carried unanimously.**

- E. 112 W Liberty – Porch repair with similar replacement materials (HPC-2025-163)**

**Motion to approve by Christens, seconded by Corridon. Motion carried unanimously.**

- F. 14 Garfield - Replace alum siding with vinyl, gutters, replace original windows with Pella Reserve Traditional Double Hung (HPC-2025-164)**

**Motion to approve by Norton, seconded by Christens. Condition added of replacing all facades on the home to the same material and using smooth vinyl. Vinyl only approved because of hail damage. Motion carried unanimously.**

## **8. Discussion Items**

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

### **A. Staff Approved Certificates of Appropriateness**

- i. 34 N Madison—Reroof (HPC-2025-149)**
- ii. 116 Garfield—Reroof, Gutters (HPC-2025-151)**
- iii. 39 W Church—Reroof, Gutters (HPC-2025-152)**
- iv. 205 W Church—Reroof (HPC-2025-153)**
- v. 433 S First—Reroof, Gutters, Siding w/Same (HPC-2025-154)**
- vi. 137 W Main—Reroof, Gutters (HPC-2025-155)**
- vii. 35 W Liberty—Reroof, Butters (HPC-2025-156)**
- viii. 109 S First—Reroof (HPC-2025-157)**
- ix. 104 W Liberty—Reroof, Gutters, Garage Door, Siding Repair (HPC-2025-158)**
- x. 101 W Church—Reroof (HPC-2025-159)**
- xi. 22 W Church—EMS Garage Door w/Same (HPC-2025-162)**
- xii. 23 S First—Reroof (HPC-2025-165)**



- xiii.** 217 W Main—Reroof (HPC-2025-166)
- xiv.** 120 Grove—Reroof (HPC-2025-167)
- xv.** 327 W Main—Reroof (HPC-2025-168)
- xvi.** 123 S First—Reroof, Siding w/Like (HPC-2025-169)
- xvii.** 137 E Main—Reroof, Door Replacement (HPC-2025-170)
- xviii.** 209 W Liberty—Reroof, Siding w/Like (HPC-2025-171)
- xix.** 116 S Second—Reroof (HPC-2025-172)
- xx.** 333 W Liberty—Reroof (HPC-2025-173)
- xxi.** 125 Grove—Reroof, Siding w/Like (HPC-2025-174)
- xxii.** 109 S Madison—Reroof (HPC-2025-175)
- xxiii.** 143 W Liberty—Reroof, Siding w/Like (HPC-2025-176)
- xxiv.** 225 W Liberty—Reroof (HPC-2025-177)
- xxv.** 44 Garfield—Reroof, Gutters, Replace Vinyl w/Smartside, Replace Vinyl Windows (HPC-2025-178)
- xxvi.** 113 S Fourth—Reroof, Siding w/Like (HPC-2025-179)
- xxvii.** 223 S Third—Reroof, Siding w/Like (HPC-2025-180)
- xxviii.** 42 Montgomery—Reroof (HPC-2025-181)
- xxix.** 129 E Main—Reroof (HPC-2025-182)
- xxx.** 104 W Main—Reroof (HPC-2025-183)
- xxxi.** 114 Grove—Reroof, Siding w/Like (HPC-2025-184)

**10. Correspondence, Comments and Concerns**

**11. Next Meeting Date:** August 20, 2025 @ 6:00 p.m.

**12. Motion to Adjourn by consensus.**



CITY OF EVANSVILLE  
HISTORIC PRESERVATION RESOLUTION 2025-01

A RESOLUTION CONCERNING APPROPRIATE SIDING IN THE HISTORIC DISTRICT

Whereas, the City of Evansville, Wisconsin, has adopted Chapter 62, Historic Preservation, in its Municipal Code; and,

Whereas, Sections 62-36(22) grants the Historic Preservation Commission the power to adopt and publicize residential and commercial design guidelines; and,

Whereas the Secretary of Interior's Standards for the Treatment Historic Properties classifies vinyl and aluminum siding as imitative materials, and does not recommend their use as a replacement material on historic properties; and,

Whereas there exist other products on the market that better reflect the design, color, scale, architectural appearance, and other visual qualities that vinyl and aluminum siding attempts to mimic; and,

Whereas, the City intends to develop an incentive program to offset costs of improvement for historic properties and with this money, create a revolving loan fund; and,

Now therefore, the Historic Preservation Commission of the City of Evansville, Wisconsin, by a majority vote of the entire commission, declares that vinyl and aluminum siding are not historically appropriate materials, have an adverse impact on the historic district, has decided:

1. It will only approve applications for new vinyl siding to replace existing vinyl and aluminum siding starting January 1, 2026. This applies to all structures within any of the City's historic districts.
2. Exceptions may be made for applications invoking Appendix IV (Procedures for Economic Hardship) of Chapter 62 of the Evansville Municipal Code.
3. Appropriate siding materials include but are not limited to: wood, fiber cement (e.g. Hardie® Board), PVC/cellular composite siding, engineered wood (e.g. LP Smart Side®).
4. Any non-wood product used will not mimic wood in terms of texture and will use a smooth finish.

Passed and adopted this \_\_\_\_ day of\_\_\_\_, 2025.

\_\_\_\_\_  
Daniel Stephans, Historic Preservation Commission Chair

ATTEST:

\_\_\_\_\_  
Leah Hurlley, Clerk

*Draft prepared on May 19, 2025 Colette Spranger, AICP, Community Development Director*  
*Updated July 15, 2025 by Colette Spranger*  
*Updated September 16, 2025, by Colette Spranger.*



# 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:
	<b>Paul &amp; Laura Liesse</b>	<b>119 Garfield Ave</b>
	Applicant Mailing Address:	Evansville, WI 53536
	<b>119 Garfield Ave</b>	<b>The following information is available on the property's tax bill:</b>
	<b>Evansville, WI 53536</b>	Parcel Tax ID Number: 222 040001
	Applicant Phone: 608-628-3525	Parcel Number: 6-27- 498
	Applicant Email: shared@liesse.net	<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:	
	Owner Phone:	AHI Number: 141100
Owner Email:	Contributing: <u>Y</u> 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: \_\_\_\_\_ DATE: \_\_\_\_\_  
Owner or Applicant Signature



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 type="checkbox"/> Change of materials <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Minor repair <input type="checkbox"/> Replacement <input type="checkbox"/> Removal <input type="checkbox"/> Add new	<input checked="" 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 checked="" type="checkbox"/> Sidewalk or paving	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement	<input checked="" 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	<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:
	Repair and replace side door on east facade. Sill and framing to be repaired. Siding to be repaired and replaced. Door will be wood and match current style.
	Porch steps and railings will be replaced with treated wood. Current style will be recreated and the stairs will be brought to code. Sidewalks will be replaced.
	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?
	Yes, we assume the side door is original. The porch stairs are not.
	<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:
	This is our second attempt to restore the porch railings, and now the stairs need replacement also. We are using treated lumber this time.
	The sill and other structure under the side door is rotted away and
	needs to be reframed.

SECTION	SUPPLEMENTAL QUESTIONS
4	<b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	No
	<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.)
	<i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i>
	All original materials will be used. Design details will be recreated.
	<b>4C</b> Have you submitted this project for state or federal tax credits?
Yes	



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>EXHIBIT: _____</div>





1-800-Simpson



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HPC 2025 192

FIND  
A  
DOOR

DESIGN  
TOOLS

GALLERY



PROJECT  
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PROFESSIONALS

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TO  
BUY



## 7118 THERMAL SASH

### DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir *Oak or Mahogany*

Glass: Clear

Profile: Ovolo Sticking

Panel Type: 1-7/16" Innerbond DHRP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

[Use my location to provide accurate pricing](#)

### STANDARD OPTIONS

Quantity



Change Quantity

Change Door Shape

Planning to Stain or Paint?  
[view more](#)

Stain   Paint

Wood Species

Original Slab Width

Feet   Inches   Fraction

view more			
Original Slab Height			
view more			
Thickness			
view more			
IG Glass, Option 1			
view more			
Add Low-E			
Film			
view more			
Sticking Profile			
Panel Type			
Groove Type			
Stile Width			
view more			
UltraBlock			
view more			
WaterBarrier			
view more			

DESIGN AND CONSTRUCTION ALTERATIONS

Engineered Stiles and Rails		
with 1/4" Veneer		
view more		

FINISHING TOUCHES







HIPC 2025 192





HPC 2025 192

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# 119 GARFIELD AVE

## NAMES

Historic Name:

Other Name:

Contributing: **Yes**Reference Number: **141100**

## PROPERTY LOCATION

Location (Address): **119 GARFIELD AVE**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: **American Foursquare**  
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:** BUILT BETWEEN 1907 AND 1914. THIS HOUSE HAS A ROCK-FACED CONCRETE BLOCK FOUNDATION AND ALSO HAS A LARGE MODERN ONE-STORY ADDITION ATTACHED TO THE REAR ELEVATION.

**Bibliographic References:** SANBORN-PERRIS FIRE INSURANCE MAPS OF EVANSVILLE, WI. 1907, 1914.

## RECORD LOCATION

**Wisconsin Architecture and History Inventory, State**







# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

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

**\$0.00**  
Application  
Fee

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name: <b>Correct Roofing &amp; Construction Inc</b>	Historic Property Address: <b>20 W. Liberty St.</b>
	Applicant Mailing Address: <b>314C Mippersink</b>	Evansville, WI 53536
	<b>Round Lake, IL 60073</b>	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone: <b>847-740-2450</b>	Parcel Tax ID Number: 222 <b>061007</b>
	Applicant Email: <b>office@correctrc.com</b>	Parcel Number: 6-27- <del>444</del> <b>697</b>
	<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/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name: <b>Sommaneeuebongda Kiemde</b>	Historic Property Name: <b>N/A</b>
	Owner Address: <b>20 W. Liberty St.</b>	AHI Number: <b>85078</b>
<b>Evansville, WI 53536</b>	Contributing: <b>Y</b> or N <b>YES</b>	
Owner Phone: <b>608-509-1622</b>		
Owner Email:		

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

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- Site plan (if applicable)
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**2. Building Permit (work cannot begin until Building Inspector has approved a Building Permit)**

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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:	
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<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 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"/> _____



METAL

Application No.: HPC-2025-193

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>tear off roof on house and detached garage and replace roof on house and garage w/ ASPHALT</p> <p>Remove and replace siding on house (VINYL)</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>roof and siding</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>proposal attached</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><b>4C</b> Have you submitted this project for state or federal tax credits? No</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>EXHIBIT: _____</div>	

**PROPERTY RECORD**

**20 W LIBERTY ST**

**Architecture and History Inventory**



**NAMES**

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85078**

**PROPERTY LOCATION**

Location (Address): **20 W LIBERTY 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: **Side Gabled**



Structural System:

Wall Material: **Aluminum/Vinyl Siding**

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:** BUILT BETWEEN 1899 AND 1907  
ACCORDING TO SANBORN MAPS.

**Bibliographic References:** SANBORN-PERRIS MAPS OF  
EVANSVILLE, WI. NEW YORK: 1899, 1907.

## **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:

[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@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





































## 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: <u>Shawn Dunphy</u>	Historic Property Address: <u>22 Montgomery Ct.</u>
	Applicant Mailing Address: <u>22 Montgomery Ct.</u>	Evansville, WI 53536
	Applicant Phone: <u>608-751-5363</u>	<b>The following information is available on the property's tax bill:</b>
	Applicant Email: <u>dunphy591@gmail</u>	Parcel Tax ID Number: 222 _____
	<b>If different from above, please provide:</b>	Parcel Number: 6-27-_____
	Owner Name:	<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>
	Owner Address:	Historic Property Name: <u>n/a</u>
	Owner Phone:	AHI Number:
	Owner Email:	Contributing: Y or N

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

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

- 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: \_\_\_\_\_

9/8/25

SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4: <i>See attached</i>	
Work Category	Work Category Details	
<input checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input type="checkbox"/> Shingles only <input type="checkbox"/> Soffit, fascia, or trim work <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" type="checkbox"/> Match existing historic materials (metal, etc.) <input checked="" 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 checked="" 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.) <input type="checkbox"/> Use new modern material (plastic, vinyl, aluminum, etc.) <input type="checkbox"/> Column, railing, or skirting <input type="checkbox"/> Decking <i>Replace rotten wood around porch + replace wood steps w/ composite wood.</i>
<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 checked="" type="checkbox"/> Other	<input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> New modern materials <input checked="" type="checkbox"/> Match existing materials <input type="checkbox"/> Removal or altering of original architectural details <input type="checkbox"/> _____ <i>Garage Door</i>



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>See attached</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>no — siding currently on the house was installed 1992</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>- Siding color match - failed</i>  <i>- siding is severely faded. unable to match</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>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><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>

House Repairs/replacements  
Property at 22 Montgomery Court

1. Request to replace damaged gutters with similar materials including gutter guards
2. Request to replace damaged aluminum siding that was installed in 1992 with new vinyl siding. Insurance attempted to color match, it was not successful. Estimates to replace it with similar aluminum material would be approximately 10K more than vinyl. Insurance will only pay to replace 2 sides of the house. Quotes for composite wood replacement are 20K more than vinyl siding.
3. Request to repair wood trim around the front enclosed porch near the front steps, to the same materials and paint to match. Wood is currently rotten and needs to be replaced prior to installing siding. - Photos enclosed
4. Request to replace the current garage door with a door of similar or same materials - photos enclosed
5. Request to replace shingles on roof to include house and detached garage with similar materials.
6. Request to replace flat rolled roof on the front enclosed porch with similar materials
7. Request to replace front steps from wood to composite wood (trex material) including a metal railing to match - photos enclosed

All work will be done by a licensed and insured general contractor.





Under front Porch -  
replace with same  
materials + paint





Replace w/  
Composite wood  
to look like wood



Under front porch

↓ replace with wood













## PROPERTY RECORD

# 22 MONTGOMERY ST

## Architecture and History Inventory



### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85263**

### PROPERTY LOCATION

Location (Address): **22 MONTGOMERY 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: **Queen Anne**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

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:** BUILT BETWEEN 1907 AND 1914.

**Bibliographic References:** FIRE INSURANCE MAPS OF EVANSVILLE, WI. NEW YORK: SANBORN-PERRIS CO. 1907, 1914.

## 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:

[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@wisconsinhistory.org)

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

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- Information to be added or changed
- Source information





# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

CITY OF EVANSVILLE HISTORIC PRESERVATION COMMISSION  
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**\$0.00**  
Application  
Fee

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	<i>FARNSWORTH ENTERPRISES I LLC</i>	<i>16 E MAIN ST</i>
	Applicant Mailing Address:	Evansville, WI 53536
	<i>205 CLIFTON ST</i>	The following information is available on the property's tax bill:
	<i>EVANSVILLE WI 53536</i>	
	Applicant Phone: <i>608 289-5122</i>	Parcel Tax ID Number: 222 _____
	Applicant Email: <i>sfarnsworth@e-gmail.com</i>	Parcel Number: 6-27-_____
	If different from above, please provide:	The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a> :
	Owner Name:	
	Owner Address:	Historic Property Name:
<i>5AA</i>		
Owner Phone:	AHI Number:	
Owner Email:	Contributing: Y or N	

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

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

- 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: *Susan M Farnsworth*  
Owner or Applicant Signature

DATE: *9/15/2025*

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 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 type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change in dimension or location (height, length) <i>SAME DIMENSIONS</i> <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"/> 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>CUSTOM QUALITY WINDOWS WILL BE REPLACING 2ND &amp; 3RD FLOOR STOREFRONTS W/ VINYL WINDOWS. SAME SIZE AS EXISTING</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? YES</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>THE WINDOWS ARE BARELY HOLDING GLASS IN PLACE - ROTTED AWAY FROM NEGLECT</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>EXTERIOR WILL BE PAINTED YET THIS FALL IN COLOR SCHEME SIMILAR TO 18 E. MAIN (THE GARDEN)</p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits? NO</p>





Double Hung  
Casement  
Bay

Slider  
Awning  
Picture

Custom Built Vinyl Windows

328 N. Old 92 • Evansville, WI 53536  
608-882-2743

Where Quality Comes First  
Using "Warm Edge Super Spacer"



# INVOICE

16908

DATE 7-24-25  
CUSTOMER Sue Farnsworth  
ADDRESS 16 E. Main St  
CITY Evansville WI 53536  
PHONE 299-5122  
JOB NO. \_\_\_\_\_

ITEM	QTY	FACTORY SIZE W H	DESCRIPTION	PRICE	EXTENSION
1.	2	27 1/2 X 89 3/4	Double Hung Low E Argon Screen Front 2nd Pk/wh	547.00	1094.00
2.	1	73 1/2 X 89 3/4	Picture Front 2nd Pk/wh		750.00
3.	1	33 1/2 X 89 3/4	Double Hung 4 Screen Back 2nd white		496.00
4.	2	33 1/2 X 89 3/4	Double Hung Back 2nd white	472.00	944.00
5.	2	27 1/2 X 81 3/4	Double Hung Front 2nd Pk/wh	426.00	852.00
6.	1	73 1/2 X 81 3/4	Picture Front 2nd Pk/wh		725.00
7.		X			
8.		X			
9.		X			
10.		X	Remove old, Install new, Insulate &		3025.00
11.		X	caulk all around, wrap in Black Aurum		
12.		X	All old windows' debris will be removed		
13.		X	from property		
14.		X			
15.		X	Max new New sills		
16.		X			
17.		X			

## Specify Colors

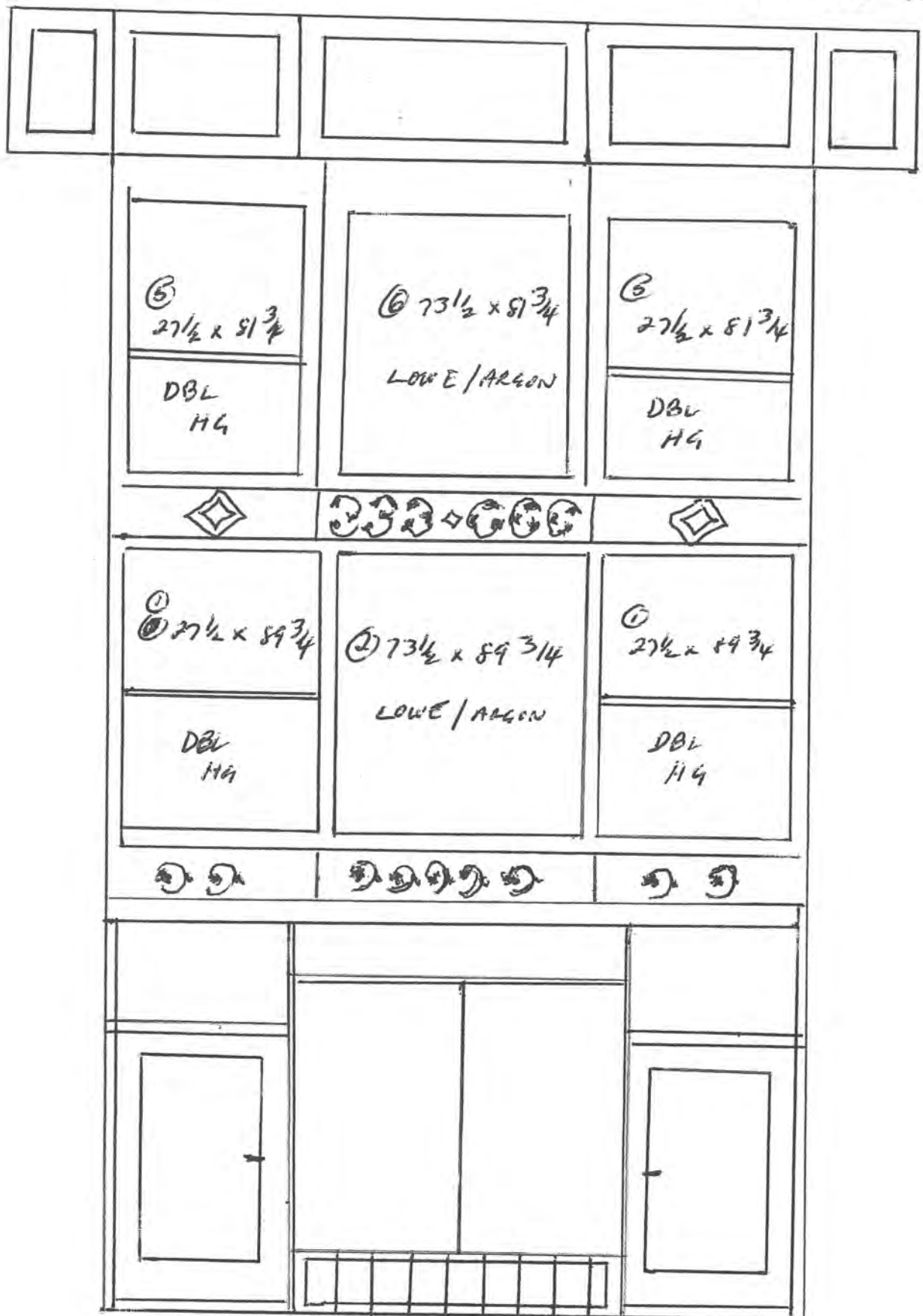
- ☐ White ☐ Lt. Wood Grain  
☐ SD Brown ☐ Dk. Wood Grain  
☐ Beige ☐ Lt. Wood Grain on Beige  
☐ Sand Tone

TERMS: 50% DOWN; BALANCE UPON COMPLETION

Date: \_\_\_\_\_ Check No.: \_\_\_\_\_  
Date: \_\_\_\_\_ Check No.: \_\_\_\_\_

Customer Signature: \_\_\_\_\_

SUBTOTAL	7886.00
TAX	
TOTAL	
LESS DEPOSIT	
AMOUNT DUE	



16 E MAIN ST







HPC 2025 195





HPC 2025 195







[HPC/CDD] [A/D/C]

Application No.: HPC-2024

Agenda Item:

7F

# 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

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SECTION	APPLICANT and/or OWNER INFORMATION	HISTORIC PROPERTY INFORMATION
1	Applicant Name:	Historic Property Address:
	David Moses	325 W Main St
	Applicant Mailing Address:	Evansville, WI 53536
	801 N Main St Lodi, WI	The following information is available on the property's tax bill:
	Applicant Phone: 608-444-1975	Parcel Tax ID Number: 222 _____
	Applicant Email: <a href="mailto:dmoses.superior@gmail.com">dmoses.superior@gmail.com</a>	Parcel Number: 6-27- _____
	If different from above, please provide:	The following information is available by searching the property address at <a href="http://www.wisconsinhistory.org/records">www.wisconsinhistory.org/records</a> :
	Owner Name: Dave & Nancy Craig	
	Owner Address:	Historic Property Name:
	325 W Main St	
Owner Phone: 608-395-4098	AHI Number:	
Owner Email:	Contributing: Y or N	

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

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

- o Clear photo(s) of every portion of the property that will be affected by the work
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- o Samples or specifications of proposed materials
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- o Site plan (if applicable)
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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:

9-2-2025



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 checked="" type="checkbox"/> Roofing	<input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Minor repair	<input checked="" type="checkbox"/> Shingles only <input checked="" type="checkbox"/> Soffit, fascia, or trim work <input checked="" type="checkbox"/> Matching existing materials <input type="checkbox"/> Change of materials (EG, replacing asphalt with metal)
<input checked="" type="checkbox"/> Gutters	<input type="checkbox"/> New or repair <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Removal	<input type="checkbox"/> Change of materials <input checked="" 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 checked="" 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"/> <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
3	<p><b>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:</b></p> <p>The historic cement board siding has asbestos. Insurance does not want to pay to remove all the asbestos siding, so we are proposing to go over it with modern vinyl siding. Is this change acceptable? If not, we will have to remove all asbestos siding and go back with the original cement board material.</p>	
	<p><b>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></p>	
	<p><b>3B Will your project include replacing materials original to your historic building, including: siding, windows, trim, doors, etc?</b></p>	
	<p><b>3C If so, summarize any attempts to repair the original materials and attach a contractor estimate that demonstrates the un-reparability of original materials:</b></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><i>Adherence to these standards and guidelines will help assure your property's eligibility for potential State and Federal tax credits.</i></p>
	<p><b>4C</b> Have you submitted this project for state or federal tax credits?</p>



325 W Main  
Asbestos Cement Board Siding





325 W Main  
Asbestos Cement Board Siding





## PROPERTY RECORD

325 W MAIN ST

## Architecture and History Inventory



### NAMES

Historic Name: **Ezra A. Fort House**

Other Name:

Contributing: **Yes**

Reference Number: **84968**

### PROPERTY LOCATION

Location (Address): **325 W MAIN 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: **Greek Revival**

Structural System:  
Wall Material: **Asbestos**  
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:** BUILT PRIOR TO 1856.

**Bibliographic References:** 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?

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[leah.penzkover@wisconsinhistory.org](mailto:leah.penzkover@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







# 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
<b>1</b>	Applicant Name:	Historic Property Address:
	Jesse Welbes	28 Mill St
	Applicant Mailing Address:	Evansville, WI 53536
	28 Mill St	<b>The following information is available on the property's tax bill:</b>
	Applicant Phone:	Parcel Tax ID Number: 222 065052
	Applicant Email:	Parcel Number: 6-27-893
	<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/records">www.wisconsinhistory.org/records</a>:</b>
	Owner Name: Jesse Welbes	
	Owner Address:	
	28 Mill St	Historic Property Name:
	Evansville	
	Owner Phone: 608-438-6266	AHI Number:
Owner Email: <a href="mailto:jayuriah@outlook.com">jayuriah@outlook.com</a>	Contributing: Y or N	

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

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

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

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

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SUBMITTED BY:

*Jesse Welbes*  
Owner or Applicant Signature

DATE:

9-5-25



SECTION	PROPOSED WORK CHECKLIST	
2	Please check all boxes that apply and provide more detail in Sections 3 and 4:	
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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:
	Gutters to be replace with same material
	Existing aluminum siding to be replaced with smooth textured vinyl on all sides
	Color changing from white to gray
	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?
	Yes project will include replacing original aluminum with vinyl due to hail damage
	<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:
	The original aluminum siding has sustained extensive hail damage and is no longer repairable
Replacement of aging original aluminum not possible due to lack of matching materials	

SECTION	SUPPLEMENTAL QUESTIONS
4	<b>4A</b> Will the proposed work alter any of the distinctive features or historic architectural details of the property?
	No
	<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.
	Replacement vinyl will have a more traditional lap than the current 8" aluminum
<b>4C</b> Have you submitted this project for state or federal tax credits?	
No	



## PROPERTY RECORD

28 MILL ST

## Architecture and History Inventory



### NAMES

Historic Name:

Other Name:

Contributing: **Yes**

Reference Number: **85258**

### PROPERTY LOCATION

Location (Address): **28 MILL 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: **Italianate**

Structural System:

Wall Material: **Aluminum/Vinyl Siding**

Architect:

Other Buildings On Site:

Demolished?: **No**

Demolished Date:

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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:** BUILT BETWEEN 1871 AND 1883  
ACCORDING TO BIRD'S EYE VIEWS.

**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.

## RECORD LOCATION

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

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- Information to be added or changed



28 Mill Street  
Aluminum siding



28 Mill Street  
Aluminum siding

